

VILLAGE OF BARTLETT

COMMITTEE AGENDA

MAY 19, 2015

PLANNING & ZONING

1. 908 Shorewood Drive Fence Variation
2. Bartlett Ridge Preliminary Subdivision & PUD,
Rezoning, Special Use & Comprehensive
Plan Amendment



Agenda Item Executive Summary

Item Name Case #15-07 - 908 Shorewood Drive Committee or Board Village Board Committee

BUDGET IMPACT

Amount: N/A Budgeted N/A

List what fund N/A

EXECUTIVE SUMMARY

A VARIATION to allow a 5 foot high fence where a 3 foot high fence is permitted.

The Zoning Board of Appeals reviewed the variation request, conducted the public hearing, and recommended approval at their May 7, 2015 meeting.

ATTACHMENTS (PLEASE LIST)

CD Memo, ZBA Minutes, Petitioner Cover Letter, Application, Location Map, Plat of Survey, Photo and Detail of Fence, Photos of House with the proposed Fence.

ACTION REQUESTED

For Discussion Only To discuss the variation request and forward to the Village Board for a final vote and ordinance adoption.

Resolution _____

Ordinance _____

Motion:

Staff: Jim Plonczynski

Date: 5/8/15

COMMUNITY DEVELOPMENT MEMORANDUM

15-92

DATE: May 8, 2015
TO: Valerie L. Salmons, Village Administrator
FROM: Jim Plonczynski,  Dev Director
RE: **(#15-07) Considine – 908 Shorewood Drive**

PETITIONER

Sean Considine

SUBJECT SITE

908 Shorewood Drive

REQUEST

Variation – 5 foot high fence where a 3 foot high fence is permitted

DISCUSSION

1. The subject property is zoned SR-4 (Suburban Residence).
2. The petitioner is requesting a 2 foot variation from the maximum fence height of 3 feet in a required front yard to build a 5 foot high fence. (Although the house faces Shorewood Drive, by definition, the shorter of the two yards abutting a public street is considered the front yard and therefore Shorewood Court, in this instance, is the front yard.)
3. The 5 foot high wood fence would be a "picket style" that would allow for some visibility (see attached detail and photo). The fence would be set back 10 feet from the property line along Shorewood Court both for visibility and because there is a 10 foot easement containing a watermain within this area. The Village Engineer requested this area remain open so that they could easily access the pipe if any maintenance was required.
4. If the variation were approved, a building permit could be issued for the proposed fence.

RECOMMENDATION

1. The Zoning Board of Appeals reviewed the variation request and conducted the public hearing at their May 7, 2015 meeting. The Zoning Board of Appeals recommended **approval** of the variation based on the following findings of fact:
 - A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
 - B. That conditions upon which the petition for variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.
 - C. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
 - D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
 - E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
 - F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
 - G. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

2. Background information is attached for your review.

rbg//Attachments

Case # 15-07 908 Shorewood Drive – Variation – Fence Height – PUBLIC HEARING

The petitioner, Sean Considine, was present and sworn in. He resides at 908 Shorewood Drive, Bartlett, IL.

The following Exhibits were presented:

- Exhibit A - Picture of Sign**
- Exhibit B - Mail Affidavit**
- Exhibit C - Notification of Publication**

S. Considine – We are here today to request a variance from the Code that allows for a 3-foot fence on a corner lot. We are seeking a 5-foot fence. It is a reverse-corner lot at the start of a cul-de-sac. We are trying to provide our family with a little bit more green space, usable green space. We moved into the home 3 years ago. There was an existing 5-foot fence that you can see on the plat of survey. Most of the back yard is a concrete slab. We are trying to provide ourselves with a little bit more room on the left hand side. A little bit more usable space for our family. And to provide a safe area for our family as well. We feel that with close proximity of the intersection of Newport and Shorewood Drive and also the pond and its retaining wall that is at the back of the cul-de-sac presents a hazard and a greater chance that something could happen if a 3-foot fence were constructed. Children and pets could wander into the busy intersection or to the pond and retaining wall that surrounds it. It is very hard to get out of the pond, as I know firsthand. One of our dogs accidentally got out of our yard and jumped into the pond. It was very difficult for me to get out and I am a grown man. If any child or any animal were to fall into the pond, we feel that it would cause a very big hardship for us to get them out.

M. Werden – Are there any questions from the Commissioners?

G. Koziol – When did you move into this property?

S. Considine – We purchased the home in April 2012.

G. Koziol – So, you were aware of the pond?

S. Considine – We were aware that the pond was there a little bit, but I wasn't aware of the retaining wall. We are first time home buyers and it was something that we kind of overlooked in the home buying process. As you are all aware, the home buying process is a very large process and very stressful. When you are looking at all of these things, as a first time home buyer, it was something that we really didn't take into full consideration when we moved into the home. When we realized what we had there and our ambitions to put something on the side, which is when our concerns started to be raised about that retaining wall. In talking to some of the neighbors in our cul-de-sac, I guess that retaining wall was never meant for that specific pond. It is part of the association. It was meant for the pond on the other side of Newport Boulevard. It is also a concern for some of the other neighbors in the area, i.e. the pond with the retaining wall, for some of the same reasons that I have stated.

G. Koziol – When I look at ponds as an issue, I think of the community that I live in. We have three ponds on the property. And there are no fences anywhere near the ponds. In fact, there are no fences on the residential properties except for the houses that have a pool. That is the only type of house that

would have a fence. People should realize what they are moving into and the fact that they have backyards with a pond in it.

S. Considine – Well, we technically don't have a backyard with a pond. I know that if we purchased a home that backed up specifically to a pond, the concerns and safety issues would have been more prevalent in our minds because you can see the pond directly out of your backyard. If you look at where our home is located, we are 350 feet from the pond, so it is not directly in our backyard. It is not a direct safety hazard, but with children and pets that could wander, it is in close proximity. We feel that it is in close proximity and could cause an issue.

P. Hanson – Is the existing 5 foot fence the same type of fence that you are putting up?

S. Considine – No ma'am. The existing 5 foot fence we have is a privacy-style fence. There are no spaces in between the slats. There are individual slats, but they are butted together and joined side by side. We are proposing a picket-style fence with a 3 inch space between each slat. We feel that this provides the safety we are looking for and provides better sight lines and the view for our neighbors in the cul-de-sac.

M. Werden – Do we know how long the existing fence has been up?

R. Grill – A long time.

M. Werden – In the record before us, there is a traffic count. It seems high for Shorewood Drive.

S. Considine – That is an interesting story. My father is retired and I gave him the task of sitting out in the yard during the peak hours of 2:30 – 6:30 pm and actually count the cars for a week. However, it wasn't consecutive five days. It was over a 5 week period and we chose a new day every week, so it wasn't consecutive days. The issue we have is that we have a townhome community that is in the neighborhood and this is one of two entrances, but seems like the main entrance into that townhome community. It seems like a high traffic count for single family homes, there is a larger number of residents in the townhome units and produces the larger number of cars that pass through down the street and through the intersection.

M. Werden – So, they are utilizing this entrance instead of the one further down at Harbor Terrace?

S. Considine – That is correct. It is another thing that we overlooked. We came to look at the home on a Saturday morning and there was not a lot of traffic and you are not there for a long amount of time. It was only after we established ourselves in the home that we came to realize it was a very busy street and intersection.

M. Werden – What kind of dog do you have that jumped the fence?

S. Considine – It didn't actually jump the fence. It was technically my fault. We have two Labrador Retrievers and the gate wasn't shut all the way. He used his nose to pop it out. And if anyone of you has a Labrador Retriever, you know that they are water dogs. They know where the water is. One of his favorite activities is swimming and he was gone. He is a very obedient dog but jumped in and then looked at me as if to say, Help. I had to have him swim to the corner where there was a drainage area where I could flip my shoes off, get in there and then try to get myself out. I have done some studies on

the pond and it is about 8 feet deep with about 1- 1 ½ feet of thick mud at the bottom. Once you get into it, it kind of traps you in there if you try to stand in it.

G. Koziol – For years, Bartlett has had an Ordinance that said you couldn't have a fence higher than 3 feet. I am a strong advocate for no fences. But, I will admit that my thoughts over the years have changed, to the extent that I understand why a 3-foot fence may not be truly effective. So, I lean more to the possibility of a 4-foot fence. If this fence weren't coming out outside of the sight line of the house, I would have no issue with a 5-foot fence, like you have there today. When you bring it outside of the sight line of the house, it changes the appearance. When I visited the property and I turned onto Shorewood Court, after looking at your house, the first thing I noticed is the house on the other side of the street has what I believe is a 3-foot fence. And it is aluminum. And, rather unobtrusive.

S. Considine – Yes, that is correct. The reason we chose a 5-foot fence is that we just wanted to match the existing fence. And speaking specifically to that other 3-foot fence, I have seen instances where a bunny or squirrel has run by and the dog is right over the fence and into the street.

G. Koziol – That is why I said earlier my opinion of a 3-foot fence has changed over the years. I feel that a 4-foot fence is more reasonable. Maybe someday, our Ordinance will change.

S. Considine – The thing we are basing it on is that we live at the beginning of a cul-de-sac and there are four homes behind us in the cul-de-sac. We don't feel that the traffic concern is very big at all to exit the cul-de-sac. There isn't even a stop sign at the corner of Shorewood Court and Shorewood Drive. So, that tells me that the Village doesn't see that as a large traffic impact as there is no sign forcing residents to stop and look at the intersection before they turn onto the street.

R. Carney – I would have to agree with you, based on the fact that it is a corner of a through street and a court. The people on the court have plenty of opportunity to see east and west. So, I don't see it being a problem. It would enable you to have more space for your yard and still contain everyone. I really don't see a problem with a 5-foot high fence, being that you are on the corner of a cul-de-sac.

P. Hanson – And, being 10-feet off of the sidewalk.

R. Carney – Yes, you are 10 feet in from the sidewalk and it starts at the front of the house.

S. Considine – Yes, with the 10 feet, it is an easement so we weren't even allowed to put anything closer to the sidewalk. And, with being 10 feet off the walk, the sight line is definitely improved. And, of course, with the picket-style fence. It provides a better sight line.

M. Werden- As was already stated, we normally don't have a problem with the back lot line having a fence that high, but it is somewhat overpowering when it comes toward the front of the house. It is, however, 10 feet off the sidewalk and it is on a cul-de-sac. Did we receive any phone calls or questions from the neighbors?

R. Grill – We had one phone call yesterday. The neighbor directly to the north. The first house on the cul-de-sac. But, I believe the petitioner spoke to that neighbor since that time.

S. Considine – Yes. I spoke with him yesterday and their concern was that if the fence came all the way to the sidewalk they would have a sight issue. Once I explained it was 10 feet off the sidewalk, they felt

there was no concern of seeing anyone coming when they back out of their driveway. They talked about the resale value of the home and of having a fence in their front yard. I think there was just a misunderstanding of where they thought the fence was going to be. I believe that was the reason for their phone call. They are new to the neighborhood. They just moved in and we didn't formally get a chance to meet. I didn't just want to throw that on them. But, yesterday, we had a good 30 minute conversation and got to formally introduce ourselves and for them to get an understanding of exactly what is going on. I felt that he was happy with our plans and I think he left feeling pretty good about what we were doing.

M. Werden – Are there any further questions?

M. Werden opened the Public Hearing. *There was no one in the audience that wished to speak.*

G. Koziol – My only comment would be that I would be happier if you were asking for a 4-foot fence instead of a 5-foot fence.

M. Werden – I would agree with that.

S. Considine – Are you saying that we could go along the back fence line with a 5-foot fence and then come to a 4-foot fence along the side and front of the house?

G. Koziol – I would prefer to see a 4-foot fence in place of where you want the 5-foot fence. A 4-foot fence all the way.

R. Carney – The back of the property already has a 5-foot fence, which is what he is trying to match.

G. Koziol – It is still my opinion.

M. Werden – The way the house is situated, it is a long side yard for the people that live behind this home. Are there any other comments? *There was no response from the commissioners.*

A motion was made to send a positive recommendation to the Village Board.

Motioned by: P. Hanson

Seconded by: R. Carney

Chairman Werden closed the Public Hearing.

Roll Call

Ayes: B. Bucaro, P. Hanson, R. Carney, L. Hanson

Nays: M. Werden, G. Koziol

The motion carried.

M. Werden – We will pass on a positive recommendation to the Village Board. Keep in touch with Staff to find out when this will appear on a Board agenda.

Sean Considine
908 Shorewood Dr.
Bartlett, IL 60103

RECEIVED
COMMUNITY DEVELOPMENT

APR - 9 2015

VILLAGE OF
BARTLETT

April 9, 2015

Village of Bartlett President and Board of Trustees

Dear Village of Bartlett President and Board of Trustees:

Today, we submit a variation application for the village code # 9-16-3. We are applying for a variation to the code to allow a 5' picket fence to be installed on our side yard. Thank you for taking the time for looking into the variation request.

Sincerely,

The Considine Family



ENCLOSURE



VILLAGE OF BARTLETT VARIATION APPLICATION

(Please type or complete in blue or black ink.)

For Office Use Only
Case # 15-07
~~RECEIVED~~
COMMUNITY DEVELOPMENT
(Village Stamp)
APR - 9 2015
VILLAGE OF
~~BARTLETT~~

PETITIONER INFORMATION

Name: SEAN CONSIDINE
Address: 908 SHOREWOOD DR.
BARTLETT, IL 60103

Phone: 847-812-0845
Fax: N/A
Mobile: N/A
Email: S.CONSIDINE2122@GMAIL.COM

PROPERTY OWNER INFORMATION

Name: SEAN CONSIDINE
Address: 908 SHOREWOOD DR.
BARTLETT, IL 60103

Phone: 847-812-0845
Fax: N/A
Mobile: N/A
Email: S.CONSIDINE2122@GMAIL.COM

VARIATION REQUESTED (i.e. setback, fence, etc.)

EXPAND FENCE ONTO SIDE YARD

SIZE OF REQUEST (5 ft., 10 ft., etc)

5 FT. HEIGHT

DESCRIPTION OF VARIATION REQUEST

REQUEST TO INSTALL/EXPAND FENCE ONTO OUR SIDE YARD.

PROPERTY INFORMATION

Common Address/ General Location of Property: 908 SHOREWOOD DR.
Property Index Number ("Tax PIN" / "Parcel ID"): 01-01-108-019
Zoning: SR-4 Land Use: SINGLE FAMILY RESIDENTIAL
(Refer to Official Zoning Map)
Comprehensive Plan Designation for this Property: SUBURBAN RESIDENTIAL
(Refer to Future Land Use Map)

APPLICANT'S EXPERTS (Including name, address, phone, fax and email; mobile phone is optional)

Attorney LEE GARR, 50 TURNER AVE, ELK GROVE VILLAGE, IL 60007
(847) 593-8777

Surveyor _____

Other _____

FINDINGS OF FACT FOR VARIATIONS

Both the Zoning Board of Appeals and Village Board must decide if the requested Variances meet the standards established by the Village of Bartlett Zoning Ordinance.

The Zoning Board of Appeals shall make findings based upon evidence presented on the following standards: (Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Zoning Board of Appeals and Village Board to review.)

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

PLEASE SEE ATTACHED

2. That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.

PLEASE SEE ATTACHED

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

PLEASE SEE ATTACHED

4. That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.

PLEASE SEE ATTACHED

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.

PLEASE SEE ATTACHED

6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

PLEASE SEE ATTACHED

7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

PLEASE SEE ATTACHED

ACKNOWLEDGEMENT

The undersigned hereby acknowledges he/ she is familiar with the code requirements which relate to this petition and certifies that this submittal is in conformance with such code(s). He/ she further understands that any late, incomplete or non-conforming submittal will not be scheduled on an agenda for a public hearing.

SIGNED: SM CP

PRINT NAME: SEAN CONSIDINE

DATED: 4/9/15

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

The undersigned hereby acknowledges his/ her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/ she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, consulting planner's fees, public advertising expenses, court reporter fees and recording expenses. Please complete (print) the information requested below and provide a signature.

NAME OF PERSON TO BE BILLED: SEAN CONSIDINE

ADDRESS: 908 SHOREWOOD DR.
BARTLETT, IL 60103

PHONE NUMBER: 847-812-0845

SIGNED: SM CP

DATED: 4/9/15

APR - 9 2015

VILLAGE OF
BARTLETT

1. **That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.**

We feel the close proximity of the nearby intersection of Newport Blvd. and Shorewood Dr. and the pond with 3 foot retaining walls in the Greenbrook West Association area would result in a hardship if one of our family members or pets managed to venture into either of these two areas. Our yard is located 350 feet from the pond that has a 3 foot retaining wall. If a small child or pet fell into the pond, it would be very difficult for either to help themselves out of the pond, due to the depth of the pond and height of the retaining wall. Our yard is also located 215 feet from the busy intersection of Newport Blvd. and Shorewood Dr. During peak travel times (2:30 p.m. – 6:30 p.m.) Newport Blvd. averages 225 cars per hour and Shorewood Dr. averages 64 cars per hour. If a small child or pet wandered into one or both of these streets, the potential for an accident are very high.

2. **That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.**

We feel our property is unique than other properties within the same zoning classifications due to the close proximity of the intersection of Newport Blvd. and Shorewood Dr. and the location and proximity of the pond on Greenbrook West's grounds.

3. **That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.**

The purpose of this variation is based exclusively on providing our family with a safe and secure yard.

4. **That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.**

There are no current or foreseeable plans to list this property for sale.

5. **That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.**

We feel the granting of this variation would not be detrimental to the public welfare or injurious to other property or improvements within the neighborhood.

6. **That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the adjacent neighborhood.**

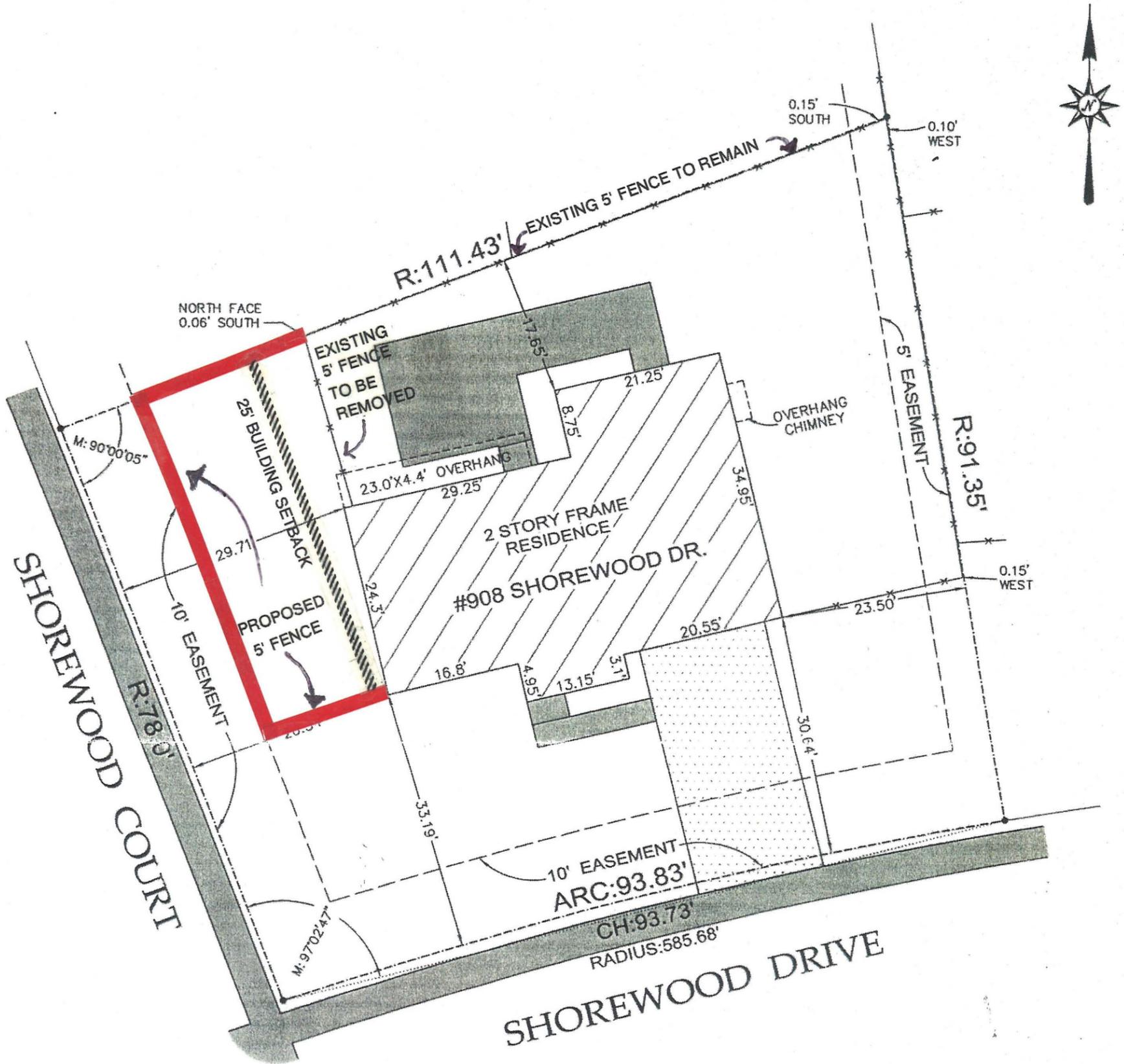
We feel the proposed variation will not impair the supply of light or air to any of the adjacent properties. As we live at the beginning of a cul-de-sac, we do not foresee this increasing the congestion of any public streets. We feel this variation will not endanger public safety but provided a safer environment for our neighbors.

7. **That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.**

We feel the granting of this variance request would not confer any special privilege to us that would be denied to other lands based on the physical surroundings of the pond on the Greenbrook West Associations grounds and the busy intersection of Newport Blvd. and Shorewood Dr.

PLAT OF SURVEY

Of Lot 299 in Bartlett Subdivision Unit One F, being a subdivision of parts of the Northwest ¼ of Section 1 and the Northeast ¼ of Section 2, all in Township 40 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded May 31, 1977 as Document R77-40856 in DuPage County, Illinois.



PROPERTY AREA: 8504.4 SQ. FT.

CLIENT: ATTY. ROLOFF

JN120051

DATE OF SURVEY: FEBRUARY 9, 2012

STATE OF ILLINOIS

COUNTY OF KANE



LEGEND

R - RECORD DISTANCE	● FOUND IRON
M - MEASURED DISTANCE	○ SET IRON
PROPERTY LINE - - - - -	CH - CHORD
FENCE LINE - x - x - x	
CONCRETE [shaded box]	ASPHALT [dotted box]

SCALE 1" = 15'

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THE ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCRANCH ON THE ABOVE DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Vincent B. Frye

MY LICENSE EXPIRES 11-30-2012

SCHLAF-SEDIG & ASSOCIATES, INC.
 130 GATES STREET
 ELBURN, ILLINOIS 60119
 (630) 365-9831
 nisurveying.com

COMPARE THE DESCRIPTION OF THIS PLAT WITH DEED, REFER TO THE TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE. UNLESS OTHERWISE NOTED, UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON, UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLE (IF ANY) HAVE NOT BEEN SHOWN HEREON.

RECEIVED
COMMUNITY DEVELOPMENT

APR - 9 2015

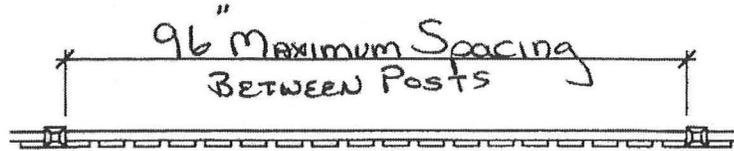
VILLAGE OF
BARTLETT



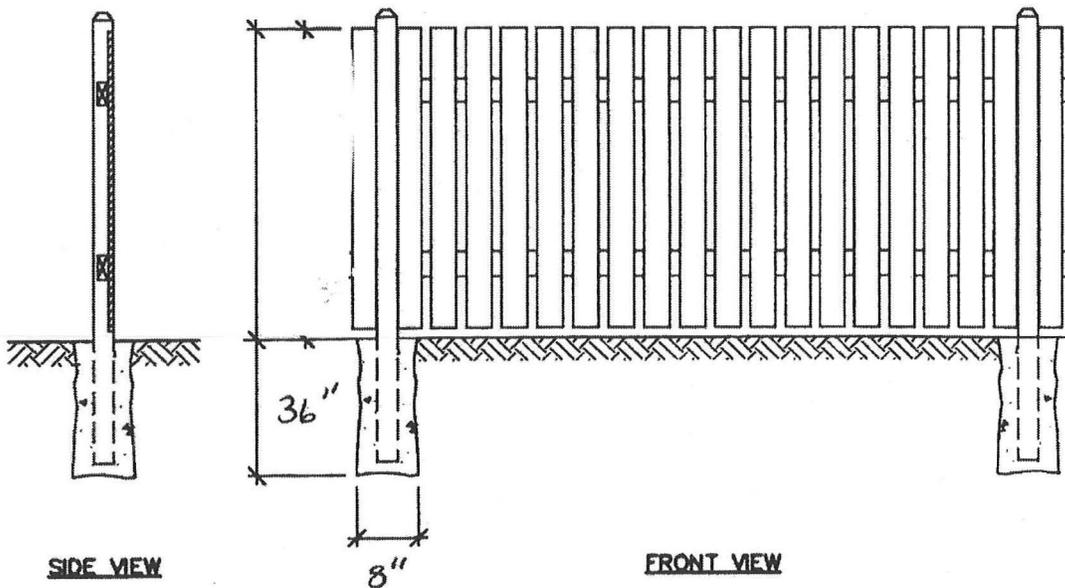
Juan Escobar
President

970 Villa Street
Elgin, IL 60120
Minority Certified

Phone: 847.622.8860
Fax: 847.622.0479
juan@fenceconnectioninc.com
www.fence-connection-inc.com



PLAN VIEW



SIDE VIEW

FRONT VIEW

⊕ **5' SPACED PICKET FENCE DETAIL** 2" Spacing

NOTES:

SPECIFICATIONS		
COMPONENT	DIMENSIONS	MATERIAL
BACK RAILS	2 x 4 x 8	WR Cedar
POSTS	4 x 4 x 8	WR Cedar
PICKETS	1 x 4 x 5	WR Cedar
FOOTING	8" DIA X 36" DEEP	Concrete
NAILS/SCREWS	Ring Shank Galv	GALVANIZED
TOP DESIGN	DOG EAR BOARDS 	

RECEIVED
COMMUNITY DEVELOPMENT

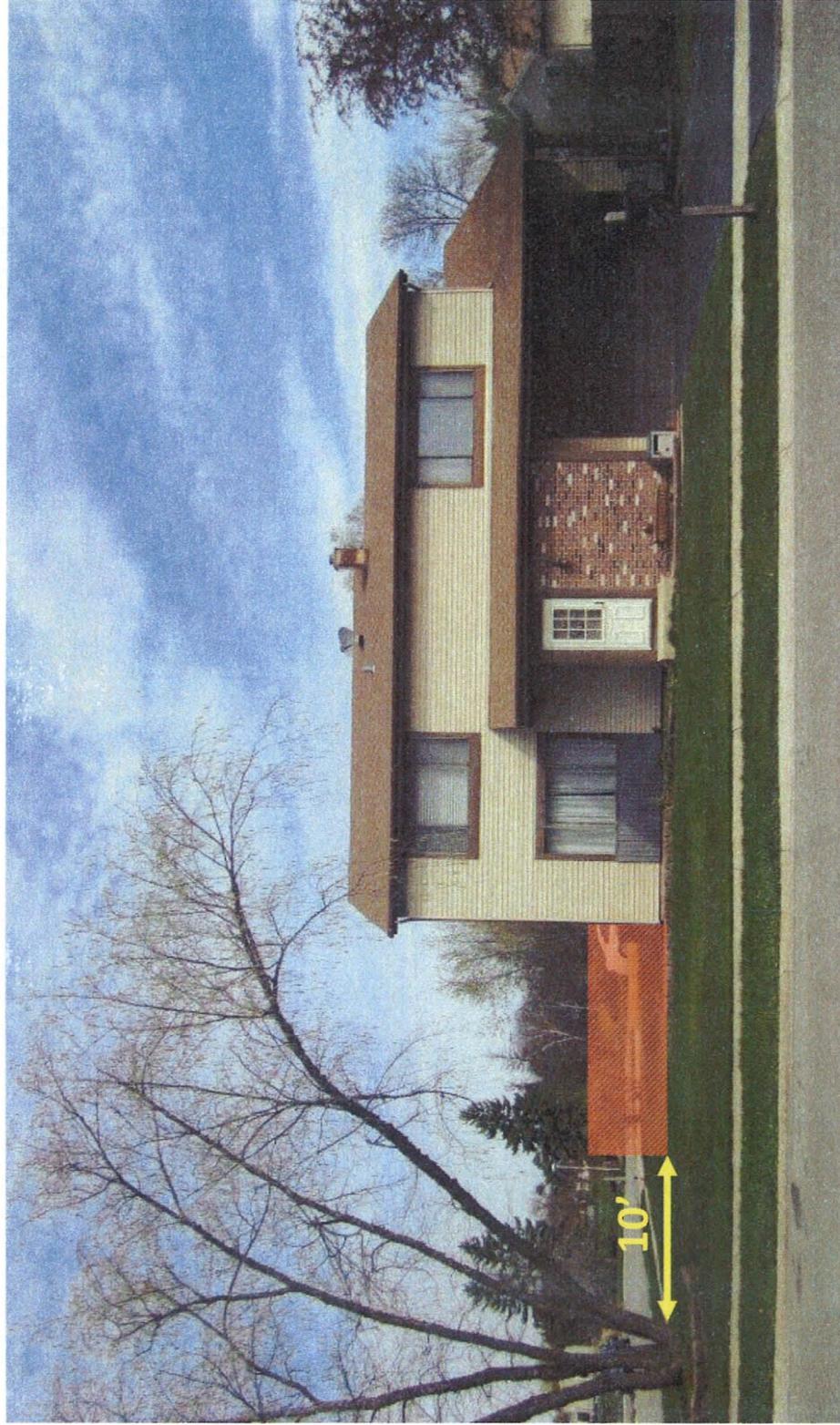
APR - 9 2015

copyright AFA - 1997

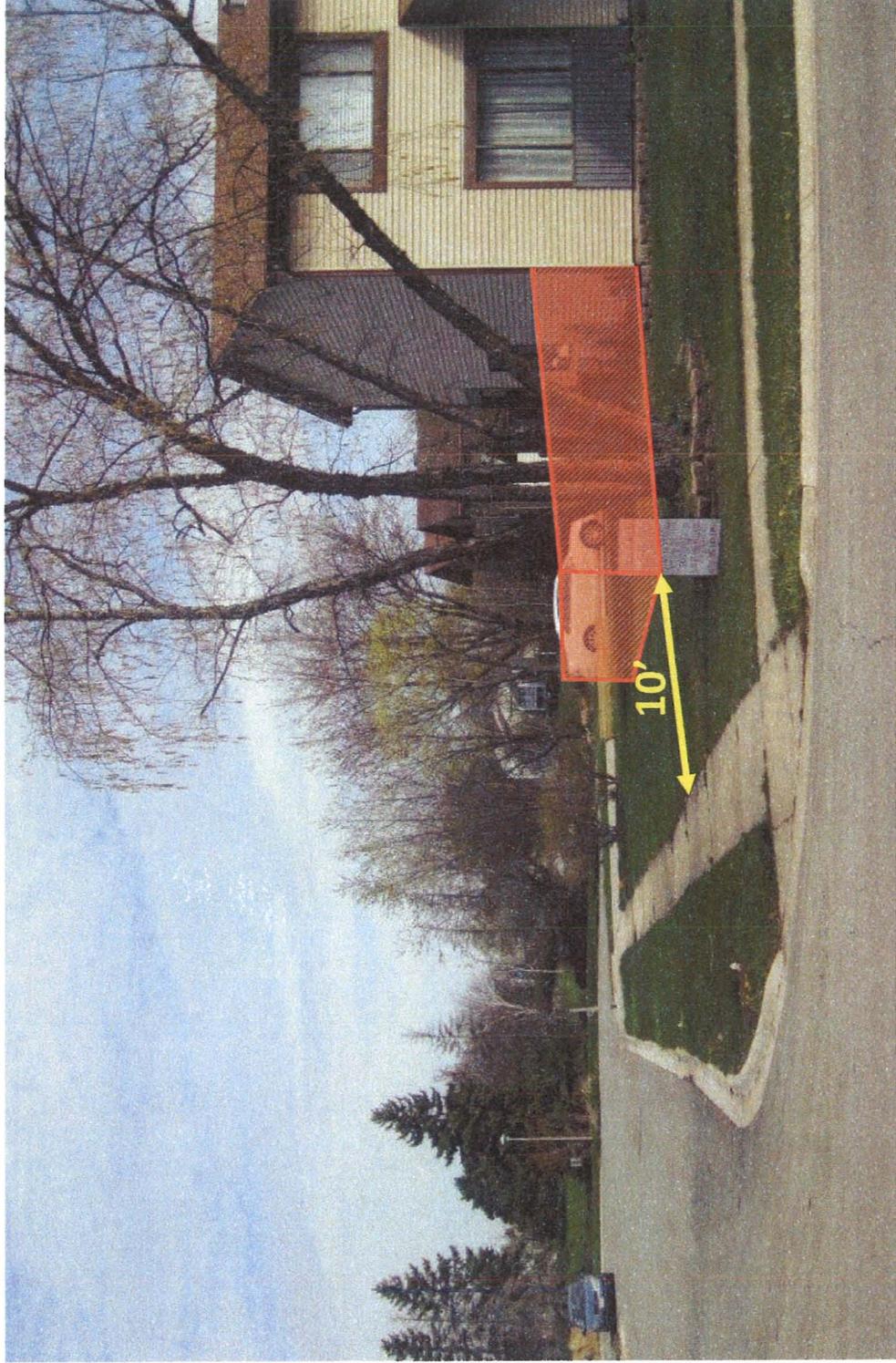
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VILLAGE OF
BARTLETT

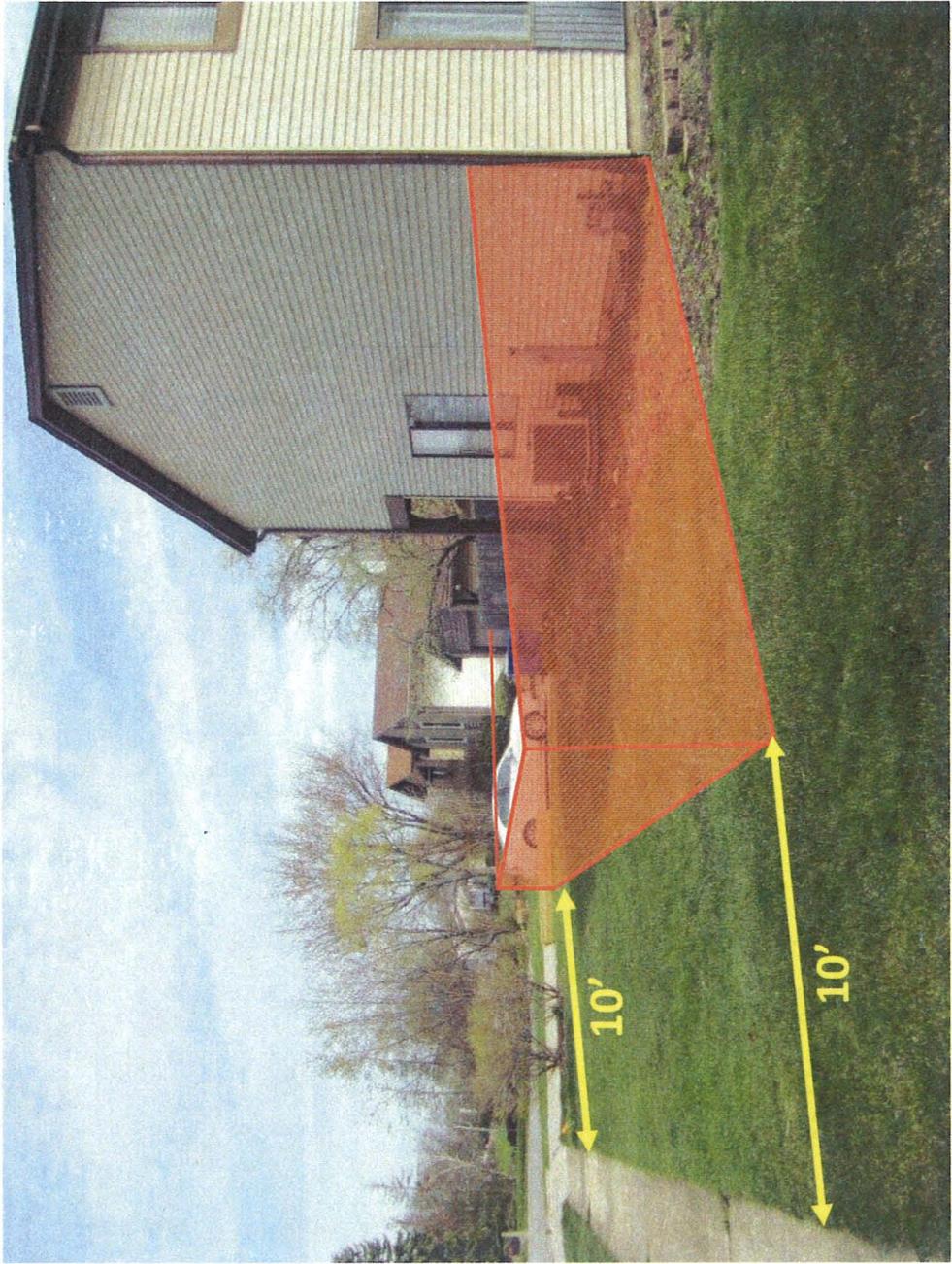
View from Shorewood Drive



View from intersection of Shorewood Dr & Shorewood Ct



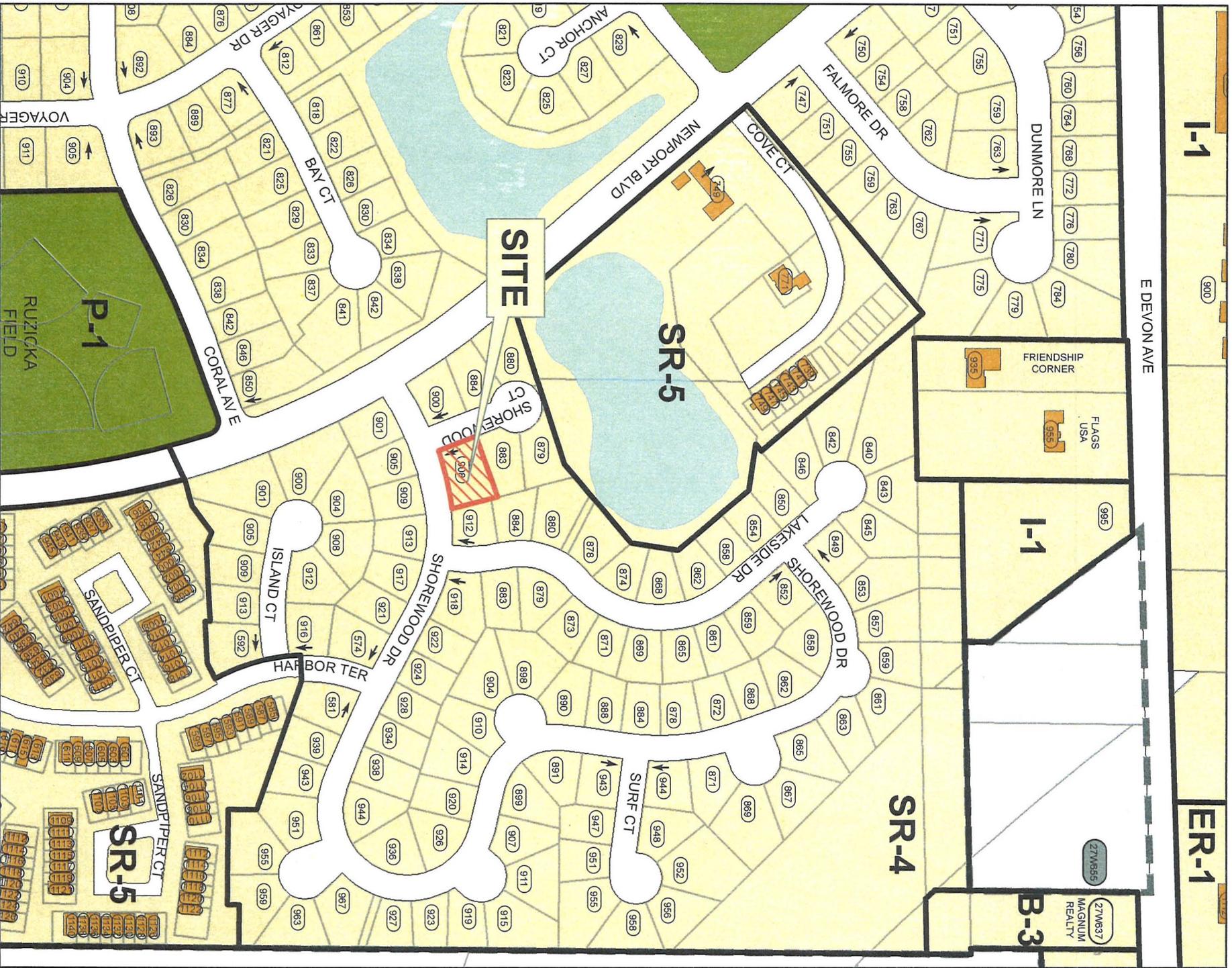
View from Sidewalk



View from Neighbor's Home



LOCATION MAP





Agenda Item Executive Summary

Item Name (Case #14-29) Bartlett Ridge Committee
or Board Committee

BUDGET IMPACT

Amount: N/A *Budgeted* N/A

List what
fund N/A

EXECUTIVE SUMMARY

The Petitioner is requesting the following:

(a) Preliminary Subdivision Plat, (b) Preliminary PUD Plan, (c) Rezoning from SR-5 PUD (Suburban Residence - Multiple Family) to SR-4 PUD (Suburban Residence - Single Family), (d) Special Use for a PUD (Planned Unit Development) in the SR-4 District, and (e) a Comprehensive Plan Amendment to the Future Land Use Plan to allow the subject property to change from Commercial Uses to Suburban Residential Uses (2-5 dwelling units/net acre)

The subject property is located along the east side of Naperville Road, approximately 1,200 feet south of Lake Street.

ATTACHMENTS (PLEASE LIST)

Memo, Applicants Letter, Application, Location Map, Preliminary Subdivision Plat, Preliminary PUD Plan, the Future Land Use Plan and Model Renderings

ACTION REQUESTED

For Discussion Only X To discuss the Petitioner's requests and forward to the Plan Commission for further review and to conduct the public hearing.

Resolution _____

Ordinance _____

Motion:

Staff: Jim Plonczynski, Com Dev Director

Date: May 7, 2015

COMMUNITY DEVELOPMENT MEMORANDUM

15-89

DATE: May 7, 2015
TO: Valerie L. Salmons, Village Administrator
FROM: Jim Plonczynski, CD Director
RE: **(#14-29) Bartlett Ridge**

PETITIONER

Nathan Wynsma on behalf of William Ryan Homes, Inc.

SUBJECT SITE

East side of Naperville Road, (approximately 1200 feet south of Lake Street) south of Iglesia Bautista Betel Church (formerly World Overcomers Church) and north of the Timberline Subdivision

REQUESTS

(a) Preliminary Subdivision, (b) Preliminary PUD Plan, (c) Rezoning from SR-5 PUD (Suburban Residence – Multiple Family) to SR-4 PUD (Suburban Residence – Single Family), (d) Special Use for a PUD (Planned Unit Development) in the SR-4 District, and (e) a Comprehensive Plan Amendment to the Future Land Use Plan to allow the subject property to change from Commercial Uses to Suburban Residential Uses (2-5 dwelling units/net acre)

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Commercial	SR-5 PUD
North	Church	Commercial	B-4
South	Townhomes	Attached Residential (Low Density)	SR-5 PUD
East	RV sales/Restaurant/ Vacant	Commercial	B-3/ER-1
West	Golf Course (Villa Olivia) Single Family Residential	Commercial/Attached Residential (Low Density)	P-1/PD

SITE HISTORY

1. This property was zoned B-3 (Neighborhood Shopping) and complied with the Comprehensive Plan which also identified this site for commercial uses until it was rezoned to the SR-5 PUD (Multiple Family) District by Ordinance #2006-75 for the **Bravo Sound Subdivision**. This was an 87 unit townhome development approved as a Preliminary Subdivision/PUD Plan. A final development plan was never submitted.
2. A new developer approached the Village a year later to finalize these plans, which included larger townhomes and upgrades to the elevations. This amended 87 unit Preliminary/Final PUD Plan was approved by Ordinance #2007-102 and was known as **Bartlett Ridge**. This development was also never built.

CONCEPT PLAN DISCUSSION

3. This petition was originally brought before the Committee of the Whole as a Concept Plan in July, 2014. The Petitioner was seeking input and direction from the Committee prior to their full submittal for a single family subdivision. The subdivision consisted of 43 lots with a planned unit development overlay that allowed for modifications in the required bulk regulations.
4. A resident from the Timberline Subdivision located directly south of this property expressed concerns with the proximity of the proposed homes to their units and asked if the developer could review the size of the rear yard setbacks adjacent to their homes prior to their full application submittal.
5. Several Trustees agreed and asked the developer to review the rear yard setbacks along their south property line prior to their resubmittal.

CURRENT APPLICATION SUBMITTAL AND DISCUSSION

6. The Petitioner is requesting a **Preliminary Subdivision, Preliminary PUD Plan and a Special Use for a PUD** for a proposed 43 single family lot subdivision (48 total lots including the Common Areas, Open Space/Detention and a Park Site.) The 13.5 acre site is currently vacant and is located along the east side of Naperville Road approximately 1200 feet south of Lake Street.
7. The Petitioner is also requesting to **Rezone** the property from the SR-5 PUD Zoning District to the SR-4 PUD Zoning District. The proposed minimum lot size for this subdivision would be 6,988 square feet which most closely matches the SR-4 (Suburban Residence) District with a minimum lot size requirement of 6,000 square feet. (The average lot size is 8,104 square feet.) The **Special Use** request for the Planned Unit Development overlay on the subject property would allow for the following modifications from the bulk regulations:

SR-4 PUD Bulk Regulations (Proposed)

Front Yard = 20 feet/25 feet (cul-de-sac Street B)
Side Yard = 7 feet
Rear Yard = 25 feet/35 feet*
Minimum Lot Width = 65 feet (60 feet-cul-de-sac)

SR-4 Bulk Regulations

Front Yard = 25 feet
Side Yard = 5 feet
Rear Yard = 45 feet
Minimum Lot Width = 60 feet

**Increased rear yard setback for those lots closest to the Timberline Townhomes located south of this property.*

8. The Petitioner, as agreed upon during the Concept Plan review, increased the rear yard setback from 25 feet to 35 feet for those lots closest to an existing townhome unit along the south property line of this subdivision.
9. The Plat of Subdivision identifies a 17-foot wide road dedication along the east side of Naperville Road per the request of Cook County Highway. Staff is requesting a 10-foot wide bike path to be located along the east side of Naperville Road in-lieu of the required sidewalk. This proposed bike path would connect with the existing paths located to the north and south of this property.
10. The Petitioner is requesting two modifications from the Subdivision Ordinance (a) to reduce the right-of-way width from the required 66' to 60' for proposed Streets A & B; and (b) to exceed the maximum cul-de-sac length of 600 feet. Streets A & B would still meet the required minimum pavement width of 28 feet, but a 10 foot wide utility and drainage easement would be located within the front yards of each lot to allow for the placement of the required sidewalks and utilities. The cul-de-sac as shown on the plat measures 1,476 feet more or less.
11. A proposed 0.5 acre Park Site is to be located at the southeast corner of the subdivision (Lot 47). This new park would expand the existing Peregrine Park located within the Eagle's Ridge Subdivision (southeast of this site) and would include a 10' wide bike path to connect Bartlett Ridge residents with the existing playground in Eagle's Ridge.
12. Open space/storm water detention would be located on Lot 46 adjacent to the proposed park site at the southeast corner of the site and would be approximately 1.89 acres in size.
13. Landscaping and the proposed subdivision sign easement would be located on the Common Area Lots 44 & 45. These 35' wide lots would serve as a buffer from Naperville Road for the future homeowners occupying Lots 1 & 43. These Common Areas Lots would be maintained by the Homeowner's Association.
14. The Petitioner will be installing an 8' high solid, cedar fence along the rear property line of Lots 12-15 and Lots 18-24 to buffer the future homes from the existing RV sales property to the north and east as well as the adjacent restaurant/bar with outdoor seating.

15. Previous development submittals and requests by the Staff had the existing Telluride Court, located within the Timberline Subdivision to the south, extending through this property to not only connect the street system but to also provide a second point of ingress and egress for both subdivisions. The petitioner approached the Timberline Homeowner's Association property manager and president and were told that they would not be interested in connecting these two properties. The Annexation Agreement stated the Village would need to request the road dedication to take place within 24 months from the date of the Annexation Agreement and the property would need to be rezoned to residential. If the Village did not elect to exercise the dedication of the right-of-way within said period, this dedication would expire and be of no further force or effect. (The date of the Annexation Agreement was February 6, 2001.) Since no development proposals were submitted to the Village for the subject property within the two year time frame, the "window" for requiring the connection of the two subdivisions has passed.

As a result, the Staff approached the Petitioner with providing an emergency access easement (as was provided in the Timberline Subdivision) to allow a secondary point of access in the event the Naperville Road access was blocked. The Petitioner contacted the owner of the restaurant/bar located east of this property and has had positive discussions regarding this emergency access. (*The proposed emergency access is depicted on Page 2 of the PUD Plan.*) The 20-foot wide access would begin at the end of the cul-de-sac and continue through the adjacent gravel and paved parking areas. The Fire Dept. finds this emergency access acceptable.

16. The Comprehensive Plan currently identifies this site for Commercial Uses. Therefore, the Petitioner is requesting a Comprehensive Plan Amendment to the Future Land Use Plan to change the plan to allow for Suburban Residential Uses (2-5 dwelling units/net acre) to coincide with this proposed single family development. The proposed subdivision would have a net density of 4.18 dwelling units/acre and would be in compliance with the proposed amendment to the plan.

RECOMMENDATION

The Staff recommends forwarding the petition to the Plan Commission for their review and to conduct the public hearing.

A copy of the Preliminary Subdivision Plat, the PUD Plan, the Future Land Use Plan and additional background information are attached for your review.

rbg/attachments

x:\comdev\mem2015\089_bartlett_ridge_vbc.docx

President and Board of Trustees
Village of Bartlett
228 S. Main Street
Bartlett, IL 60103

Narrative Description of the Development

The petitioner, William Ryan Homes, Inc. ("Ryan") is the contract purchaser of a 13.5 acre parcel located on the east side of Naperville Road, South of Lake Street and the World Overcomers Church. The property lies within the corporate limits of the Village and is more fully described in the documents accompanying this application.

In 2006, the property was zoned from B-3 to SR-5 PUD (Multiple Family) pursuant to an application for Bravo Sound Subdivision, an 87 unit townhome development which received preliminary plat approval and was then abandoned. In 2007, a new developer attempted to complete the 87 unit development with larger townhomes and upgrades to the elevations. The new development was approved as "Bartlett Ridge", but no plat was recorded.

Ryan now seeks to develop the property and construct single family homes thereon. The process will include a downzoning of the property from SR-5 to SR-4 with a PUD overlay for 43 single family lots. The development will continue to be called Bartlett Ridge.

In addition to the rezoning, Ryan seeks (a) an amendment to the Comprehensive Plan, which currently describes the property as "commercial", and (b) a PUD overlay as a special use which will incorporate any modifications to ordinance requirements in one application request, thus avoiding multiple petitions.

We have submitted to the Village our revised application containing plans and documents which address the comments from the Village Board, residents and Staff to our Concept Plan presented at the initial Committee Meeting.

We look forward to working with the Village and hope to get started with our development in early Fall, 2015.



**VILLAGE OF BARTLETT
DEVELOPMENT APPLICATION**
(Please type or complete in blue or black ink.)

For Office Use Only
Case # <u>14-29</u>
RECEIVED COMMUNITY DEVELOPMENT DEC 23 2014
VILLAGE OF BARTLETT

PROJECT NAME Bartlett Ridge

PETITIONER INFORMATION

Name: William Ryan Homes, Inc. **Phone:** 847-519-9230
Address: 945 N. Plum Grove Rd **Fax:** _____
Schaumburg, IL 60195 **Mobile:** _____
Email: _____

PROPERTY OWNER INFORMATION

Name: Old Second National Bank **Phone:** 630-892-2412
Address: 37 S. RIVER ST. **Fax:** _____
Aurora, IL 60506 **Mobile:** _____
Email: _____

ACTION REQUESTED (Please check all that apply.)

- Annexation Special Use (please describe) _____
- PUD (preliminary) Variation (please describe) _____
- PUD (final) Rezoning from SR-5 to SR-4
- Subdivision (preliminary) Text Amendment
- Subdivision (final)
- Site Plan
- Unified Business Center Sign Plan
- Other (please describe) Amendment to Comprehensive Plan to amend Future Land Use Plan to change the property from commercial to Suburban Residential (2-5 du/net acre)

SIGN PLAN REQUIRED? (Please Circle.) Yes or **No**

(Note: A Unified Business Center Sign Plan is required for four or more individual offices or businesses sharing a common building entrance or private parking lot.)

PROPERTY INFORMATION

Common Address/General Location of Property: East side of Naperville Rd.
1200 feet south of Lake St.

Property Index Number ("Tax PIN"/"Parcel ID"): 06-28-102-007-0000;06-28-102-016-0000;
06-28-102-017-0000; 06-28-202-011-0000; 06-28-400-008

Zoning: Existing: SR-5 PUD **Land Use:** Existing: Vacant
(Refer to Official Zoning Map)
Proposed: SR-4 PUD Proposed: Single family homes

Comprehensive Plan Designation for this Property: Commercial
(Refer to Future Land Use Map)

Acreage: 13.54 acres

For PUD's and Subdivisions:

No. of Lots/Units: 43 SF / 48 TOTAL

Minimum Lot: Area _____ Width _____ Depth _____

Average Lot: Area _____ Width _____ Depth _____

APPLICANT'S EXPERTS (Including name, address, phone, fax and email; mobile phone is optional)

Attorney

Mark C. Eiden

EidenLaw

611 S. Milwaukee Ave., Suite 4, Libertyville, IL 60048

224-513-5500 (Phone) 224-513-5501 (fax) meiden@eidenlaw.com (email)

Engineer

Christian-Roge & Associates, Inc.

attn: Bill Myers

211 W. Wacker Dr., Chicago, IL 60606

312-372-2023 (phone) Myersb@christianroge.com

Surveyor

Christian-Roge & Associates, Inc.

see above

Land Planner

Christian-Roge & Associates, Inc.

see above

Landscape Architect: Krogstad Land Design Limited

Attn: Karl T. Krogstad

Other

519 Pembroke Ct. N. Crystal Lake, IL 60014

815-529-1511 (phone) Krogstad@landdesignlimited.com (email)

FINDINGS OF FACT (Standards)

The Village of Bartlett Zoning Ordinance requires that certain findings of fact, or standards, must be met before a special use permit, variation, site plan or planned unit development may be granted. Each application for a hearing before the Plan Commission or Zoning Board of Appeals for a special use, variation, site plan or planned unit development must address the required findings of fact for each particular request. The petitioner should be aware that he or she must present specific testimony at the hearing with regards to the findings. **(On the following pages are the findings of fact, or standards, to be met. Please respond to each standard, in writing, as it relates to the case.)**

****PLEASE FILL OUT THE FOLLOWING FINDINGS OF FACT AS THEY****
****RELATE TO YOUR CASE.****

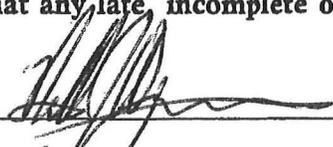
RECEIVED
COMMUNITY DEVELOPMENT
DEC 23 2014
VILLAGE OF
BARTLETT

ACKNOWLEDGEMENT

The undersigned hereby acknowledges he/she is familiar with the code requirements which relate to this petition and certifies that this submittal is in conformance with such code(s). He/she further understands that any late, incomplete or non-conforming submittal will not be scheduled on an agenda.

William Ryan Homes, Inc.

SIGNATURE:



PRINT NAME:

NATE WYNSMA

DATE:

12/22/14

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, consulting planner's fees, public advertising expenses, court reporter fees and recording expenses. Please complete (print) the information requested below and provide a signature.

NAME OF PERSON TO BE BILLED: Nathan Wynsma

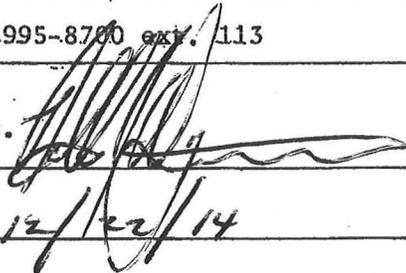
ADDRESS: 945 N. Plum Grove Rd.

Schaumburg, IL 60195

PHONE NUMBER: 847-995-8700 ext. 113

William Ryan Homes, Inc.

SIGNATURE: By:



UP LAND

DATE:

12/22/14

Development Standards

STANDARDS FOR REZONING

The following are petitioner's responses to the *LaSalle* and *Sinclair* zoning standards as they apply to the Property and proposed development..

1. The existing uses and zoning of nearby property.

This is the most important factor in a zoning case.

Please refer to the map on the following page which depicts the zoning classification and current uses on adjoining properties. All of the surrounding properties have more intense zones and uses, except for the ER-1 parcel to the east of Lot 46, and the Villa Olivia golf course across Route 59 to the west. The ER-1 parcel is vacant and adjoins the proposed Bartlett Ridge detention pond, park and bike path. The remaining properties are either in business or higher density multi-family residential zones. Ryan is requesting to re-zone the property from SR-5 PUD to SR-4 PUD, i.e. from a higher residential density to a lower residential density, to allow for single family rather than multi-family homes. The adjoining properties located along Lake Street to the north are appropriately zoned in the B-3 and B-4 business districts. Therefore, the property is in a mixed use neighborhood where abutting uses are compatible with Ryan's proposal.

2. The extent to which property values are diminished by the particular zoning restrictions.

This is the only single family residential development in relation to perimeter properties, although there are single family homes west of the Villa Olivia golf course. All of the zones are either commercial, multi-family or vacant. Theoretically, development of the property at its existing higher intensity classification would result in higher value. The petitioner is looking for a less intense use. To argue that the values of surrounding commercial and multi-family developments are adversely impacted because they are not bordered by multi-family but rather single-family residences, would defy logic and common sense. Down-zoning is unusual. These standards were primarily intended to protect against the adverse impacts on value resulting from up-zoning.

3. The extent to which destruction of property values promotes the health, safety, morals or general welfare of the public.

Ryan's proposal is the inverse of the usual situation because it calls for a down-zoning from a more intense zone. In the usual case, keeping existing zoning results in a hardship to an applicant who is trying to obtain higher density or a different category of use. Here the requested zoning results in less intensity and so it is the requested density that theoretically results in the destruction of value, not the continuation of current zoning.

Public health, safety, morals or general welfare are equally supported by R-5 PUD and R-4PUD. There is nothing about a residential development in either the R-5 PUD or R-4 PUD zone that is adverse to these public concerns. Ryan's proposed use will be (a) designed and built according to Village codes and ordinances, (b) served by public sewer and water infrastructure, with (c) onsite detention and appropriately designed stormwater systems and (d) approved by all required agencies. This standard is intended to protect the public from unreasonable "up-zoning" to higher density, or from offensive uses not in keeping with the neighborhood. Neither is present here.

Therefore, there is no argument that a downzone so detracts from the public interest that the public interest outweighs the damage done to the landowner by keeping his property zoned R-5 PUD.

4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.

The arguments in #3 above also apply to this standard. There is no public gain by keeping the property at a higher density in the same use category (residential). The underlying owner does not suffer a hardship if the higher intensity is preserved, except to the extent that the bank owner has to carry the property if Ryan cancels the purchase contract.

5. The suitability of the subject property for the zoned purposes.

The property itself is equally suitable for development under the R5 PUD zone or the R4 PUD zone. Ryan's studies and tests submitted with this application show that there are no unusual property characteristics, such as soil conditions, drainage or insufficient public utilities, that would make it unsuitable for R4 residential development. Multi-family and business uses have already been deemed acceptable under prior zoning and approvals. Furthermore, there are no additional public services that are needed to accommodate a single family development resulting down-zoning.

6. The length of time the property has been vacant as zoned in the context of land development in the vicinity of the subject property.

The property is vacant and has been vacant for a long time, notwithstanding that all but a small portion of adjoining property has been developed. This is an infill parcel. There have been several attempts to develop multi-family housing on the property in the last decade, but all such attempts were abandoned (See the discussion in #7 below). Ryan is a successful home builder and a survivor of the great recession. In view of the historical vacancy of the property, and Ryan's success at understanding the demand in local markets, the rezoning is appropriate to allow this vacant property to be developed as now proposed.

7. The care which the community has undertaken to plan its land use development.

Prior to 2006, the property was zoned B-3 (Neighborhood Shopping). At that time and at the current time, the Comprehensive Plan Future Land Use Map identified the property as "Commercial". The property was rezoned from B-3 to the SR-5 PUD (Multiple Family) District by Ordinance #2006-75 for the Bravo Sound Subdivision. This was an 87 unit townhome development granted Preliminary Subdivision/PUD Plan approval. A final development plan was never submitted. A new developer approached the Village a year later to finalize these plans, which included larger townhomes and upgrades to the elevations. This amended 87 unit Preliminary/Final PUD Plan was approved by Ordinance #2007-102 and was known as Bartlett Ridge. That development was also never built. The Comprehensive Plan was not amended from "Commercial" to recognize the residential development approvals. Ryan seeks an amendment to the Village's Future Land Use Plan to change the designation of this property from "Commercial" to "Suburban Residential (2-5 dwelling units/net acre)" to track the change to residential use that was previously approved. Ryan's development density is 4.02 dwelling units/net acre which would meet the Suburban Residential requirements. This would be an appropriate amendment given the fully developed nature of its surroundings and prior approval as a residential use.

8. The evidence or lack of evidence of community need for the proposed use.

Residential development contributes to the tax base of the Village. Additionally, the development will support the retail and other businesses in the community.

FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS

Both the Plan Commission and the Village Board must decide if the requested Planned Unit Development meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. The proposed Planned Unit Development is desirable to provide a mix of uses which are in the interest of public convenience and will contribute to the general welfare of the community.

Bartlett Ridge and its surrounding properties create a large mixed use neighborhood consisting of single family and park uses within the property, commercial uses to the north and east, multi-family uses to the south and southeast, and a golf course and single family residences in Villa Olivia to the west. This mix provides a wide range of well integrated community uses, thus contributing to public convenience and general welfare.

2. The Planned Unit Development will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

The development will comply with all approval ordinances and Village Codes, thus protecting public health and safety. Residential development generally has no adverse impact on public health, safety, morals, comfort, or general welfare and there is nothing unusual about this development that will distinguish it from other residential developments under this standard. All of the surrounding uses are either commercial, multifamily or vacant. Therefore, as a less intense use, it will not injure property values in the vicinity.

3. The planned unit development shall conform to the regulations and conditions specified in the Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

Agreed.

4. The proposed uses conform to the Comprehensive Plan and the general planning policies of the Village for this parcel.

As part of the approval process for Bartlett Ridge, the petitioner seeks an amendment to its Comprehensive Plan. The Plan still depicts the property as commercial,

even though it was previously zoned SR-5 PUD without a plan amendment. This will be corrected with the re-zoning of the property to SR-4 PUD.

5. Each of the proposed uses is a permitted or special use in the district or districts in which the Planned Unit Development would be located.

Assuming the Property is re-zoned to SR-4, Ryan's proposed use for single family residential homes is a permitted in the SR-4 zone.

6. The Planned Unit Development is designed, located and proposed to be operated and maintained so that the public health, safety and welfare will not be endangered or detrimentally affected.

A residential development approved under Village ordinances and special use conditions will not endanger public health, safety and welfare. All applicable engineering and design requirements and building codes will be followed unless amended pursuant to the approval process. As discussed elsewhere, the property is located in a mostly developed area of compatible uses. A declaration of covenants will be recorded creating a homeowners Association and providing for collection of assessments for maintenance of common areas. The declaration also restricts undesirable activities and controls architecture.

7. It shall not substantially lessen or impede the suitability for permitted use and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity.

All of the surrounding properties are already developed with the exception of the property east of the 2.4 acre detention pond/park, zoned ER-1. The detention/park (Lots 46 and 47) will not interfere with development of the ER-1 property, since the ER-1 parcel has separate access. The zoning intensity of the subdivision is less than all of its surrounding properties and will not create any noise, smoke, fumes, congestion or other conditions adverse to the use of surrounding properties.

As elaborated in Finding 1 above, the mix of the proposed use with the surrounding uses provides a wide range of well integrated community development.

8. Impact donations shall be paid to the Village in accordance with all applicable Village ordinances in effect at the time of approval.

Agreed, subject to an adjustment of the park fee to account for the value of the open space and park on Lots 46 and 47.

9. The plans provide adequate utilities, drainage and other necessary facilities.

Ryan has submitted its preliminary engineering, which is subject to Village approval and demonstrates the adequacy of these facilities.

10. The plans provide adequate parking and ingress and egress and are so designed as to minimize traffic congestion and hazards in the public streets.

There will be two (2) off street parking spaces per lot in the proposed driveways. The petitioner is planning to install an emergency access driveway on the east side of the subdivision (through Moretti's) which, when combined with the main subdivision entrance on Naperville Road, will provide access on both ends of the subdivision to emergency vehicles.

11. The plans have adequate site area, which area may be greater than the minimum in the district in which the proposed site is located, and other buffering features to protect uses within the development and on surrounding properties.

The site abuts developed property on all sides, except for vacant property to the east. The World Overcomers Church lies along most of the north line of the property. The improvements on the church property are significantly offset from Bartlett Ridge and neither use generates noise, unsightliness or offensive activities. Other uses to the north and northeast (Barrington Motors and Morretti's Restaurant and Bar) generate significant noise. The landscape plan provides methods to buffer this noise from the affected lots within Bartlett Ridge. Properties to the east are buffered by the 2.4 acre detention pond/park property. Timberline Subdivision along the south property boundary is buffered by greater set-backs. Common Area Lots 44 and 45 buffer the subdivision from Naperville Road.

12. There is reasonable assurance that, if authorized, the PUD will be completed according to schedule and adequately maintained.

The completion of the subdivision improvements will be bonded as required by the Village. There will also be a maintenance bond as and if required by the Village, plus a homeowner's association which has the power to assess homeowners for the maintenance activities outlined in the Covenants.

Ryan is a respected builder in the Chicagoland area, and is using marketing professionals and a quality design team to attract customers to this development. Ryan has numerous active developments, including Sunset Hills in Bartlett, which are performing well in this post-recession housing market.

FINDINGS OF FACT FOR SPECIAL USES

Both the Plan Commission and the Village Board must decide if the requested Special Use meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

Bartlett Ridge and its surrounding properties create a mixed use neighborhood consisting of single family and park uses within the property, commercial uses to the north and east, multi-family uses to the south and southeast, and a golf course and single family residences in Villa Olivia to the west. This mix provides a wide range of well integrated community uses, thus contributing to public convenience and general welfare.

2. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

Public health, safety, morals or general welfare are equally supported by R-5 PUD and R-4PUD. There is nothing about a residential development that is adverse to public health, safety, morals or general welfare, whether in the R-5 PUD or R-4 PUD zone, which is (a) designed and built according to Village codes and ordinances, (b) served by public sewer and water infrastructure, with (c) onsite detention and appropriately designed stormwater systems and (d) approved by all required agencies. This standard is generally intended to protect the public from unreasonable "up-zoning" to higher density, or from offensive uses not in keeping with the neighborhood, neither of which are present here.

All of the surrounding uses are either commercial, multifamily or vacant. Therefore, this down-zoning to a less intense use will not injure property values in the vicinity.

3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

Agreed, subject to review of the stipulations and conditions when they are formulated.

LOCATION MAP

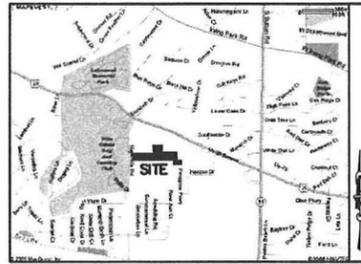
Bartlett Ridge



PRELIMINARY PLAT OF SUBDIVISION BARTLETT RIDGE

of that part of Section 28, Township 41 North, Range 9 East of the
Third Principal Meridian, all in Cook County, Illinois.
13.50± Acres

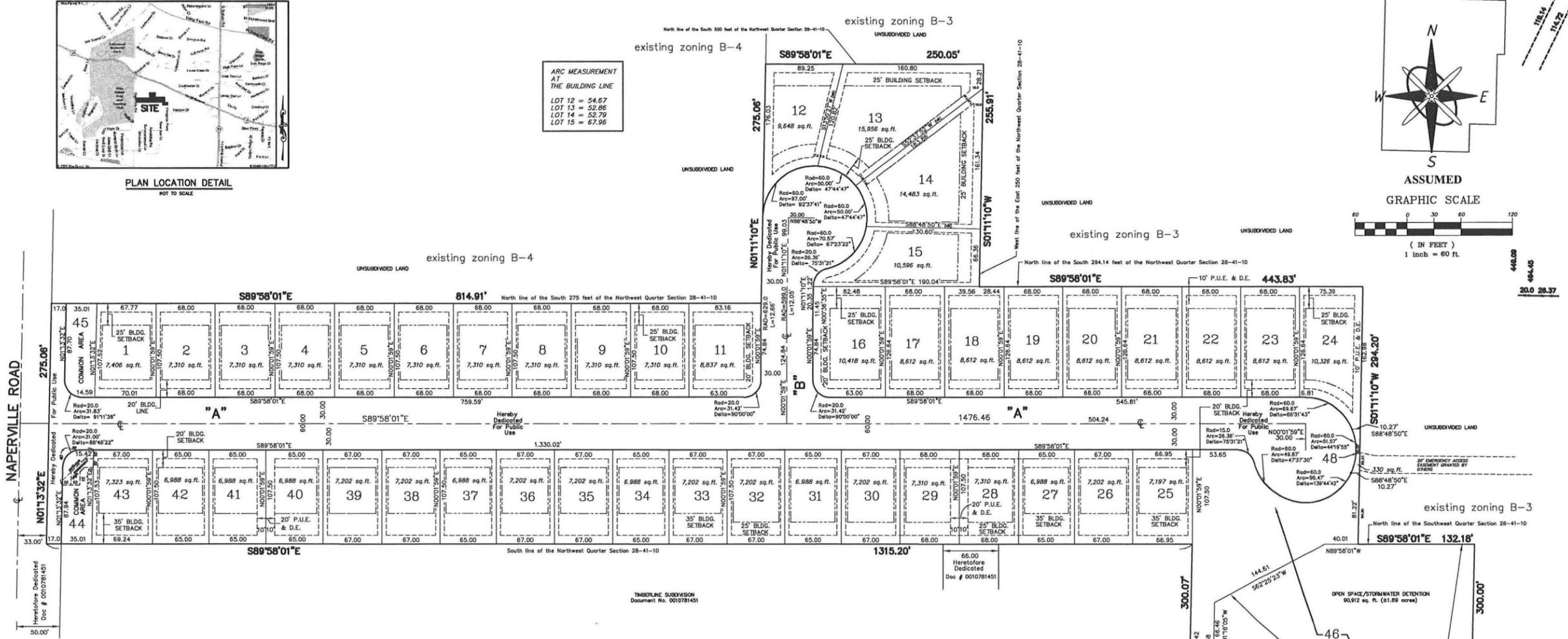
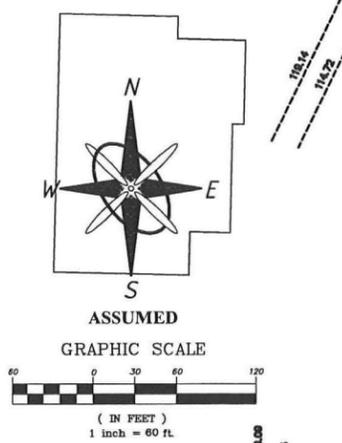
PIN
06-28-102-007
06-28-400-008
Part of
06-28-102-004
06-28-102-005
06-28-202-005



PLAN LOCATION DETAIL
NOT TO SCALE

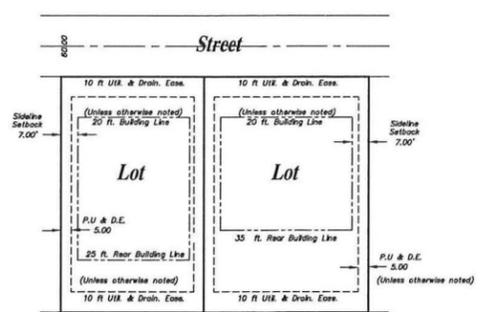
ARC MEASUREMENT
AT
THE BUILDING LINE

LOT 12 =	54.67
LOT 13 =	52.86
LOT 14 =	52.79
LOT 15 =	67.96



Typical Lot Easement Detail

- Notes:
- Easements shown along the Right of Ways are for Utility, Drainage and Public sidewalk or Utility and Drainage only.
 - For the varying Right of Way easement widths refer to the dimensioned plat shown herein.



Site Data Table

Land Use	Area (Acres)
Single Family Homes	7.99±
Common Space (incl. Detention)	2.79±
Interior Street R.O.W.	2.76±
Total	13.54± Ac.

Density

Total Number Lots = 48
Total Single Family Lots = 43
Average Lot Size = 8,104± Sq. Ft.
Total Area = 13.54± Acres
GROSS DENSITY= 3.18 D.U. PER ACRE

Non Single Family Lots

Lot 44, 3,682 Sq. Ft., Common Area
Lot 45, 3,673 Sq. Ft., Common Area
Lot 46, 90,912 Sq. Ft., Common Area
Lot 47, 21,882 Sq. Ft., Park Site
Lot 48, 330 Sq. Ft. HOA

* Area in Detention = 1.57 ± Acres

TAX BILL TO:
WILLIAM RYAN HOMES, INC.
945 NORTH PLUM GROVE ROAD
SCHAUMBURG, IL 60195
(847) 519-9230

PREPARED BY:
CHRISTIAN ROGGE & ASSOC. INC.
ILLINOIS PROFESSIONAL DESIGN FIRM
LICENSE NUMBER 184.002000
EXPIRES APRIL 30, 2015

Drawn By: RSM Designed By: JED Scale: 60-1

PRELIMINARY PLAT OF SUBDIVISION

1.	10/23/14	RENEWED O.C.
2.	02/06/15	RENEW & REVISE RESERVE CT.
3.	03/27/15	RENEW PER VILLAGE REVIEW
4.	04/28/15	PER VILLAGE SOUTH ACCESS RTE.

REVISIONS

PREPARED FOR:
WILLIAM RYAN HOMES, INC.
945 NORTH PLUM GROVE ROAD
SCHAUMBURG, IL 60195
(847) 519-9230

CHRISTIAN ROGGE & ASSOCIATES, INC.
211 WEST WACKER DRIVE
CHICAGO, ILLINOIS 60606
(312) 372-2023
FAX (312) 372-5274

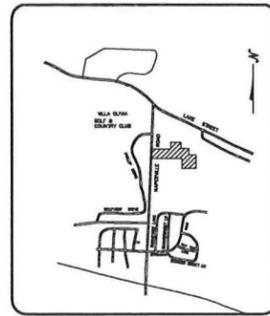
CR & A
Engineers
Planners
Surveyors

SHEET NO.
1
OF 2

DATE: 02/06/15
JOB NO. 14-055

PRELIMINARY SUBDIVISION PLAT

Bartlett Ridge Preliminary P.U.D. Plan



WORLD OVERCOMERS CHURCH

B-4
ZONING
VILLAGE OF
BARTLETT



Scale: 1" = 60'

Site Data Table	
Land Use	Area (Acres)
Single Family Homes	7.99±
Common Space (incl. Detention)	2.79± *
Interior Street R.O.W.	2.76±
Total	13.54± Ac.
Density	
Total Number Lots = 48	
Total Single Family Lots = 43	
Average Lot Size = 8,104± Sq. Ft.	
Total Area = 13.54± Acres	
GROSS DENSITY= 3.18 D.U. PER ACRE	
Non Single Family Lots	
Lot 44, 3,682 Sq. Ft., Common Area	
Lot 45, 3,673 Sq. Ft., Common Area	
Lot 46, 90,912 Sq. Ft., Common Area	
Lot 47, 21,882 Sq. Ft., Park Site	
Lot 48, 330 Sq. Ft. HOA	
* Area in Detention = 1.57 ± Acres	

NAPERVILLE ROAD

VILLA OLIVIA C.C.
BARTLETT PARK DISTRICT
P-1 ZONING VILLAGE OF BARTLETT

275.06
N01°13'32"E
275.06

10' ASPHALT BIKEPATH
10' ASPHALT BIKEPATH

50' PROPOSED 1/2 R.O.W.
33.00

FOR NAPERVILLE ROAD, SEE SHEET 2 PRELIMINARY ENGINEERING PLANS

35 FT. LANDSCAPE BUFFER

20' BUILDING LINE

25' BUILDING LINE

20' BUILDING LINE

20' BUILDING LINE

20' BUILDING LINE

1 2 3 4 5 6 7 8 9 10 11

45

43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25

44

13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36

46

47

48

49

35 FT. LANDSCAPE BUFFER

20' BUILDING LINE

35 FT. LANDSCAPE BUFFER

20' BUILDING LINE

35 FT. LANDSCAPE BUFFER

20' BUILDING LINE

25' BUILDING LINE

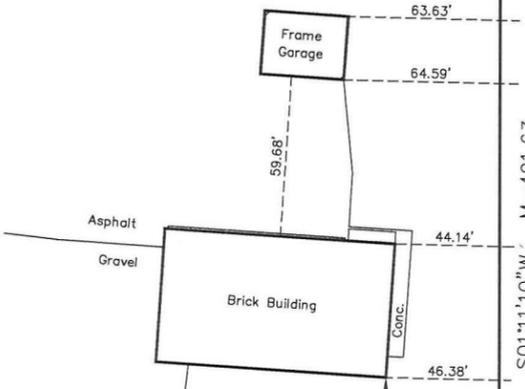
20' BUILDING LINE

20'

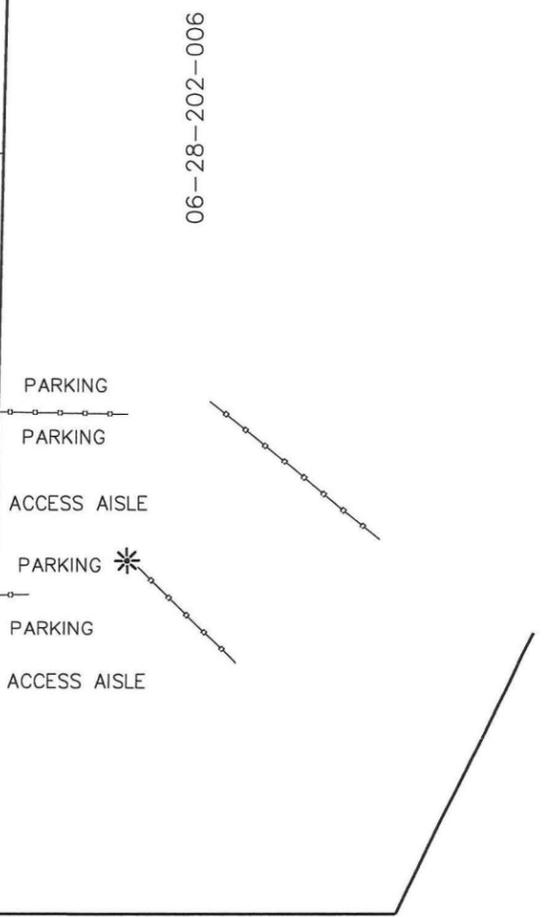
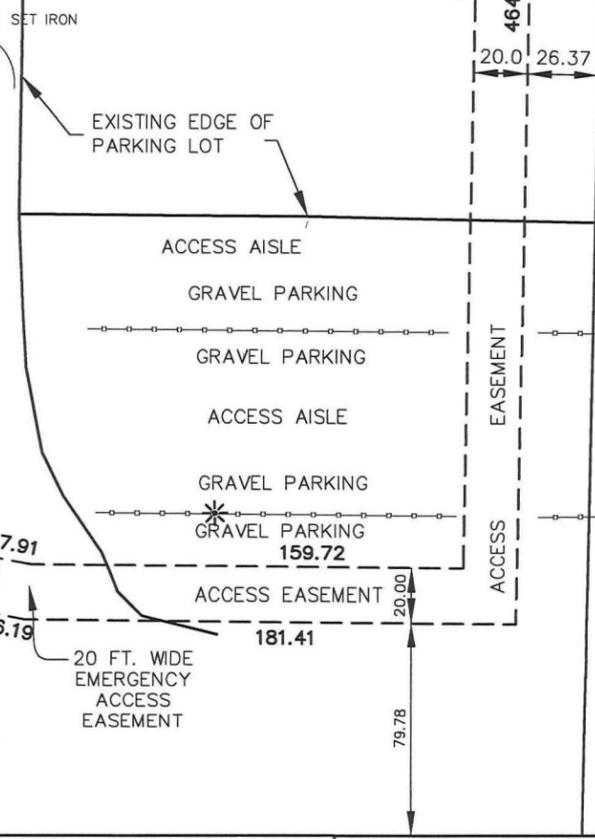
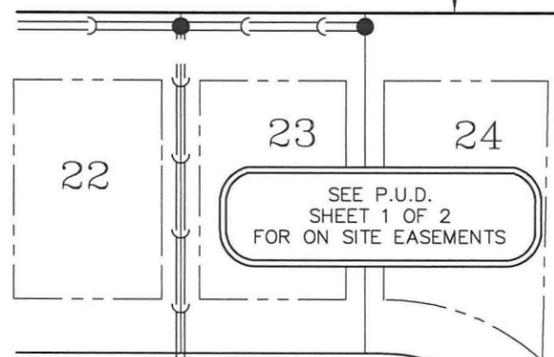
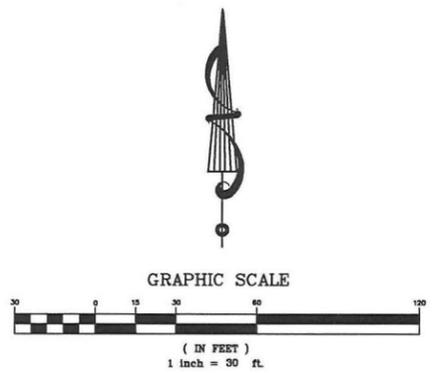
Bartlett Ridge Preliminary P.U.D. Plan

LAKE (U.S. RTE. 20) STREET

B-3
ZONING
VILLAGE OF
BARTLETT



B-3
ZONING
VILLAGE OF
BARTLETT



BARTLETT
RIDGE

ER-1
ZONING
VILLAGE OF
BARTLETT

46
OPEN SPACE/STORMWATER DETENTION
82,049 sq. ft. (±1.89 acres)

SHEET NO.	2
OF	2
DATE:	04/28/15
JOB NO.	14-055

CR & A
Engineers
Planners
Surveyors

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211 WEST WACKER DRIVE
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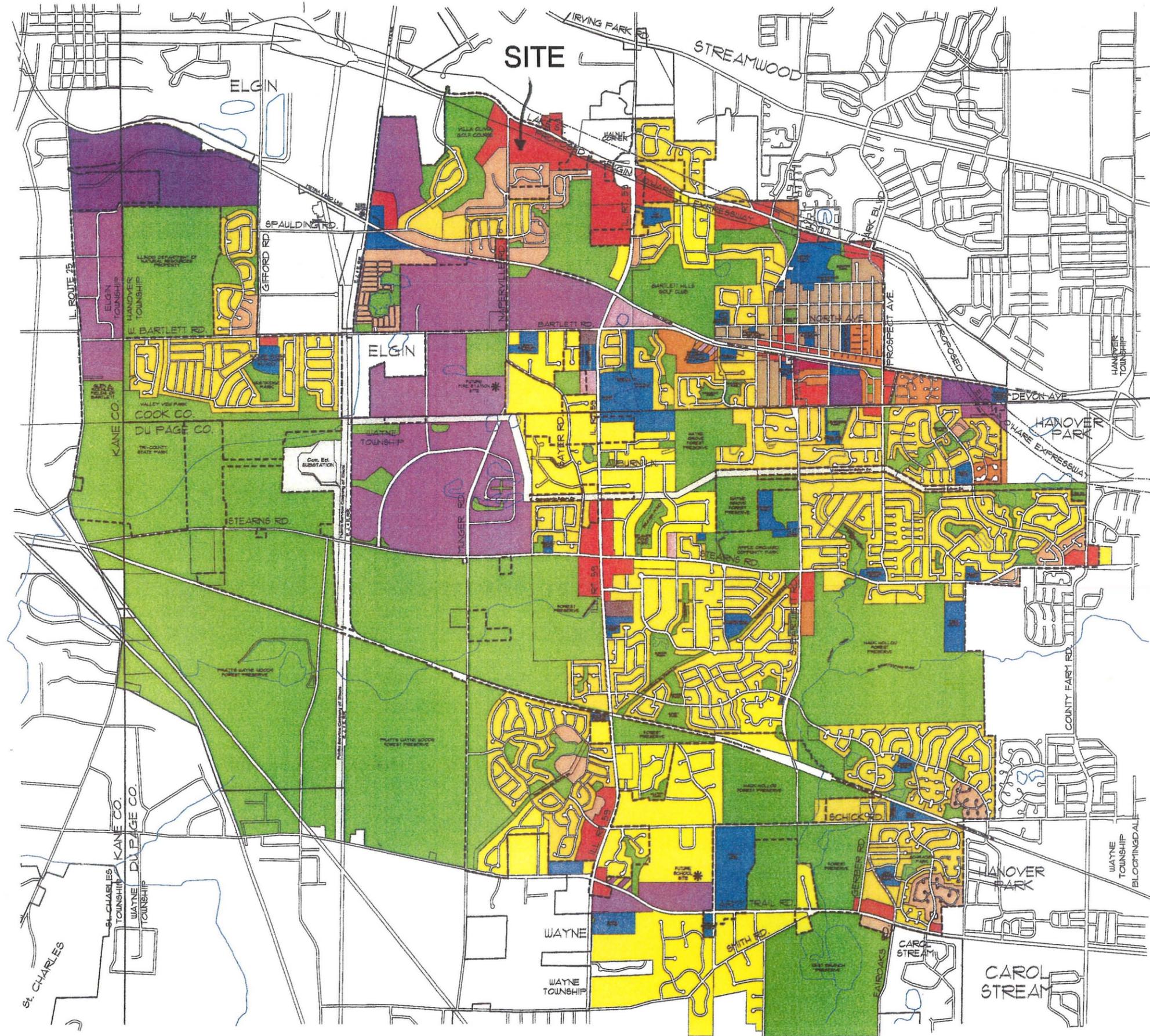
PREPARED FOR:

WILLIAM RYAN HOMES, INC.
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SCHAUMBURG, IL 60195
(847) 519-9230

Drawn By:	JV	Designed By:	WAM	Scale:	1" = 30'
PRELIMINARY P.U.D. PLAN					
REVISIONS					

Future Land Use Plan

The Village of Bartlett



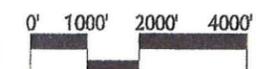
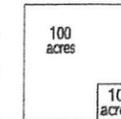
LEGEND

- Estate Residential
(0-2 du/net acre)
- Suburban Residential
(2-5 du/net acre)
- Village Center Residential
(5-7 du/net acre)
- Attached Residential - Low Density
(5-8 du/net acre)
- Attached Residential - Medium Density
(8-14 du/net acre)
- Attached Residential - High Density
(14-34 du/net acre)
- Commercial
- Office
- Village Center Mixed Use
- Mixed Use Business Park
- Industrial
- Municipal/Institutional
- Open Space/Recreation
- Utility
- Municipal Boundary
- Proposed Road

REVISIONS

ADOPTED	9/5/95
AMENDED	11/4/97
AMENDED	3/17/98
AMENDED	8/20/02
AMENDED	12/21/04

December 2004



Evanston, IL 60201
(847) 869-2015

THE COVENTRY

2,200 to 2,322 Square Feet

3 Bedrooms • 2.5 Bathrooms • 2 Car-Garage • Partial Basement

Optional: 4' Garage Bump, 3 Car Garage, Great Room Extension, Bedroom 3 Bay

To see flexible options for this home, view our interactive floor plans at www.WilliamRyanHomes.com



Colonial - Scheme 3



Colonial B - Scheme 3



Craftsman - Scheme 7



Prairie - Scheme 9

THE JAMESTOWN

3,011 to 3,299 Square Feet

4 Bedrooms • 2.5 Bathrooms • 2 Car-Garage • Full Basement

Optional: 4' Garage Bump, 3 Car Garage, Family Room Extension, Morning Room, Super Island with Morning Room, Breakfast Bay, Study Bay,

In-Law Suite ILO Study, Chef's Kitchen, Estate Kitchen

To see flexible options for this home, view our interactive floor plans at www.WilliamRyanHomes.com



Colonial - Scheme 1



Colonial B - Scheme 7



Georgian - Scheme 9



Folk Victorian - Scheme 16



Craftsman - Scheme 13



Dimensions are approximate, may differ from actual prints and are subject to change without notice. Floor plans vary per elevation. Windows, doors and ceilings may vary in position and placement, sizes, colors, selected specifications, equipment, plans and pricing are subject to change without notice. Renderings, elevations and landscaping are artist's conception only. Some optional features may not be shown. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. Speak with a Sales Representative for complete information. Copyright © 2014 William Ryan Homes, Inc. All Rights Reserved.



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THE JERICHO

2,935 to 3,613 Square Feet

4 Bedrooms • 2.5 Bathrooms • 3 Car Tandem Garage • Full Basement

Optional: 4' Garage Bump, 4 Car Tandem Garage, Family Room Extension, Morning Room, Super Island with Morning Room, Breakfast Bay, Study ILO Tandem,

Alternate 2nd Floor, Garden M. Bath, Designer M. Bath, Butler's Pantry, Chef's Kitchen, Estate Kitchen
 To see flexible options for this home, view our interactive floor plans at www.WilliamRyanHomes.com



Colonial - Scheme 5



Colonial B - Scheme 11



Georgian - Scheme 9



Folk Victorian - Scheme 17



Craftsman - Scheme 14



Prairie - Scheme 21



Dimensions are approximate and differ from actual plans and are subject to change without notice. Floor plans vary per elevation. Windows, doors and ceilings may vary on options and alternate elevations selected. Specifications, equipment, plans and pricing are subject to change without notice. Renderings, elevations and landscaping are artist's conceptions only. Some optional features may not be shown. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. Speak with a Sales Representative for complete information. Copyright © 2014 William Ryan Homes, Inc. All Rights Reserved.



williamryanhomes.com

THE SHERIDAN

2,508 to 2,917 Square Feet

4 Bedrooms • 2.5 Bathrooms • 3 Car Tandem Garage • Full Basement

Optional: 4' Garage Bump, 4 Car Tandem Garage, Family Room Extension, Morning Room, Super Island with Morning Room, Breakfast Bay, Study ILO Tandem, Garden M. Bath, Designer M. Bath, Chef's Kitchen, Estate Kitchen

To see flexible options for this home, view our interactive floor plans at www.WilliamRyanHomes.com



Colonial - Scheme 4



Colonial B - Scheme 6



Georgian - Scheme 9



Craftsman - Scheme 13



Folk Victorian - Scheme 19



Prairie - Scheme 22