
**ANALYSIS OF PLANNED UNIT DEVELOPMENT AMENDMENT AND DOWNTOWN ZONING OVERLAY
DESIGN EXCEPTIONS APPLICATION**

Location: Southwest Corner of East Railroad Avenue and South Berteau Avenue.

Applicant: Manny Rafidia, MMAG, LLC.

Request: Applicant request “major design exceptions” from the Downtown Zoning Overlay District, and approval of an amendment to the Special Use PUD ordinance for a multi-family residential building at the property at the Southwest Corner of East Railroad Avenue and South Berteau Avenue.

Prepared By: William James, AICP/RLA
Principal Consultant
Camiros, Ltd.
411 S. Wells Street, Suite 400
Chicago, IL 60607
Resume is attached as Exhibit 5

Section 1: Subject Site and Existing Conditions

A. Project Description and Requests

The applicant seeks to develop residential apartments at the Southwest Corner of East Railroad Avenue and South Berteau Avenue. The proposed development take the form of “Transit Oriented Multi-Family Residential Building” consistent with the intent of the Bartlett Downtown Plan and the Downtown Overlay District.

The applicant seeks to build a five-story, multi-family residential building on the site and is requesting an amendment to the existing Planned Unit Development ordinance on the property as well as “major design exceptions” from Downtown Overlay District. The requested major design exceptions support the development of a building that is in keeping with the goals of the Downtown Transit Oriented Development Plan and the intent Downtown Overlay District.

B. Existing Conditions

The subject site is approximately 1.873 acres in size and is located on the southwest corner of East Railroad Avenue and South Berteau Avenue. North of the site is the Metra Bartlett Station. To the west and south there are multi-family residential uses. The site is zoned with the Downtown Overlay District with PD Planned Development as the underlying district. The PD District, and prior PUD ordinance for the site, permits multi-family residential use. The Regulating Plan for the Downtown Overlay District classifies this site as “Subarea 3; Downtown Residential, which allows a range of residential building types with a minimum height of two stories and a maximum height of four stories.

Section 2: Analysis of Variance Requests

A. Summary of Requested Major Design Exceptions

The applicant is seeking to develop a town-center oriented residential building that reinforces the goals of the Bartlett Downtown Plan. As such, the design of the building needs to be compact with strong orientation to the two adjacent public streets. The subject site is trapezoidal in shape, which creates inherent difficulties in meeting minimum and maximum building setbacks with a rectangular-shaped building. A summary of the major design exceptions being requested is presented below.

MAJOR DESIGN EXCEPTIONS REQUESTED

<u>Ordinance Regulation</u>	<u>Requirement</u>	<u>Project Proposal</u>
1. Other Frontage Build-To Zone	7.5' – 15'	5' – 22'-2"
2. Corner Side Yard Setback	7.5' for parking	5'
3. Minimum Rear Setback	7.5' for parking	2.66' for parking
4. Surface Parking & Loading Location; Rear Yard	7.5'	2.66'
5. Maximum Height	4 Stories	5 Stories
6. Prohibited Materials	List of Prohibited Exterior Materials	Aluminum trim/coping; Composite panels at entry
7. Required Parking	1.25 spaces per unit	1.16 spaces per unit

It should be noted that the first and second major design exceptions are for the same condition, parking too close to the corner side lot line. Similarly, the third and fourth major design exceptions are for the same condition, parking too close to the rear lot line.

B. Requested Major Design Exceptions from Downtown Zoning Overlay District

Chapter 13 of the Bartlett Zoning Code 10-13-3 establishes the power of the Zoning Board of Appeals to review and approve variances and major design exceptions from the zoning code.

The intent of the Downtown Zoning Overlay is to facilitate the implementation of the vision of the Village of Bartlett Downtown TOD Plan, including but not limited to maintaining the scale and character of the village and specifically the downtown, with the goal of incorporating new walkable, connected, mixed-use development that establishes a sense of place in the downtown area.

This Report concurs with the separate letter submitted by the project architect, Matthew Haylock of Archamerica Architects, dated April 12, 2021 on the justification of major design exceptions.

The applicant is seeking major design exceptions from the Downtown Zoning Overlay to develop a multi-family residential building. The proposed development is similar in character to the existing character in Downtown Bartlett and helps achieve Village goals as described in the Downtown Transit Oriented Development Plan. Variances from the following standards are requested: 10-9C-3.C.3 – Other Frontage Build-to Zone – Corner Side Yard Setback, 10-9C- 3.C.6 – Minimum Rear Setback, 10-9C-3.C.8[7] – Surface Parking & Loading Location – Rear Yard, 10-9C-3.D.1 – Maximum Height, 10- 9C-4.D – Table C., Prohibited Materials, and 10-9C-5.D.1 – Table E. Minimum Parking Spaces.



Adjacent 3 ½ - 4 Story Multi- Family Building

B. Approval Criteria

10-9C-2.D.4 establishes conditions that major design exceptions be approved consistent with the criteria presented below. I find that each of the seven requested major design exceptions meet these criteria for the reasons cited in the respective “findings” paragraphs.

- a. *The exception fulfills the intent defined for this Article 10-9C of the zoning regulations. Refer to Sec. 10-9C-1.A.*

Finding: The requested exceptions will result in a residential building that meets the intention of the Downtown Zoning Overlay (DZO), which is to implement the Downtown Transit Oriented Development (TOD) Plan. The DZO identifies a range of suitable residential buildings and the proposed building is consistent with the examples cited in the DZO.

- b. *The resulting development is consistent or compatible with a) the surrounding context, or b) the vision defined in the village’s comprehensive plan, the downtown TOD master plan, and/ or c) other planning documents approved by the village.*

Finding: The proposed residential building is consistent with b) the Downtown TOD Master Plan. It is also compatible with a) adjacent TOD-oriented development to the north, located along Railroad Avenue (see photo, above). The proposed development is not as compatible with adjacent multi-family development to the south, which is three-story multi-family residential, but is not designed in a TOD manner and should not dictate development on the subject site.



Existing development to the south

- c. *The requested exception results in a development of equal or higher quality and durability of design.*

Finding: Collectively, the requested major exceptions facilitate the development of a higher-quality development, one more supportive of the Bartlett Downtown TOD Plan than would be possible without the granting of the major design exceptions. The scale and massing of the building helps to create the type of walkable, urban environment being sought in the Bartlett Downtown TOD Plan. Achieving this scale and massing necessitates the requested major design exceptions.

- d. *The resulting development would not impede adjacent development from complying with the overlay district regulations.*

Finding: The adjacent parcels are already developed and, thus, this development will not impede adjacent development from complying with the overlay district regulations.

- e. **The requested exception results from conditions that are unique to the subject development and would not establish a precedent that would prevent the board from reasonably denying a similar exception for similarly situated properties.**

Finding: The trapezoidal shape of the subject site, lacking right-angle corners, contributes to the need for four of the major design variations, and thus is unique to the site and not generally applicable to other parcels.

- The corner side yard setback ranges between 5' and 22' because of the trapezoidal shape of the site.
- Similarly, the rear yard parking setback ranges between 2.66' and more than 30'. The average parking setback along the rear lot line is approximately 18', which greatly exceeds the minimum 7.5' setback.
- The height exception is needed to allow an extra fifth floor above the permitted four stories. The applicant has testified that the additional floor is needed to allow for the additional units that are needed to make the project financially feasible. With the additional floor the building is still of a scale and character consistent with the Bartlett Downtown TOD Plan.
- Regarding the parking exception, the plan lacks the 14 spaces needed to meet ordinance requirements. If the subject site were regularly shaped, it might be possible to achieve the additional 14 spaces. To compensate for the requisite on-site parking, the applicant has secured an agreement for off-site parking at the nearby "Streets of Bartlett Shopping Center," which mitigates for the 14 space shortage of on-site parking.
- The exception to allow for "prohibited materials" is needed to allow for a small amount of exterior trim as metal (aluminum) or composite material and does not violate the intent of the requirement.

The Downtown Overlay Zoning Ordinances provides additional considerations for specific design exceptions.

10-9C-2.C.3A Permitted Minor Design Exceptions. The following are permitted minor design exceptions if the conditions are met.

- a. **The location of the building within up to 3 feet from any minimum yard requirement or build to district width/location.**

Finding: This applies to variance request 10-9C-3.C.3 –Other Frontage Build-to Zone – Corner Side Yard Setback. To determine the corner side yard setback the front and side yard setbacks were evaluated. The minimum frontage build-to-zone is 12-30 feet in Subarea 3. The proposed development has a frontage build-to-zone of approximately 9 feet at its most narrow. This is within the 3 foot allowance. The other frontage build-to-zone minimum is 7.5 feet in subarea 3. The proposed development's side yard set-back is approximately 5 feet at its most narrow. This is within the 3 foot allowance.

.Section 3: Analysis of Planned Unit Development Ordinance Request

A. Request Second Amendment to Ordinance #2003-123

Chapter 13 Section 10-13-7 establishes the Planning Commission's Authority to review and recommend amendments to the zoning code to the Village Board of Trustees. The applicant is requesting an amendment to Ordinance #2003-123 to amend a special use PUD to allow for 104 residential apartments in one building.

The site is a part of the 2005 Bartlett Town Center Subdivision. It was originally planned for residential development but was impacted by the 2008 real estate market collapse. In 2005 the Downtown Center PUD was amended to allow for two three story condominium buildings. The development did not move forward and in 2016, the Downtown Transit Oriented Development Plan was approved and designated the site for rental apartments.

Finding: The proposed amendment will allow for a development that is in line with the goals of the Village of Bartlett as described in the TOD and Downtown Zoning Overlay District. It will allow for development that matches the desire for Transit Oriented Development near the Metra station and will result in desired pedestrian improvements that will increase the walkability and connectivity of downtown Bartlett.

Section 4: Summary Finding

I have reviewed the application pursuant to all relevant provisions of the Bartlett Zoning Ordinance and found the proposed amendment and exceptions meet the stated criteria.



Signature

6/25/2021

Date

EXHIBIT 1: SITE LOCATION



EXHIBIT 2: SURROUNDING LAND USE; BIRD'S EYE VIEW



SURROUNDING LAND USES

- 1. Metra Bartlett Station
- 2. Multifamily Residential
- 3. Vacant Lot
- 4. Industrial Senior Flexonics
- 5. Multifamily Residential
- 6. Multi-tenant Commercial

SITE OF PROPOSED PUD

EXHIBIT 3: BIRD'S EYE VIEW FROM THE EAST



SITE OF PROPOSED PUD

EXHIBIT 4: SURROUNDING LAND USE; BIRD'S EYE VIEW FROM THE SOUTHWEST



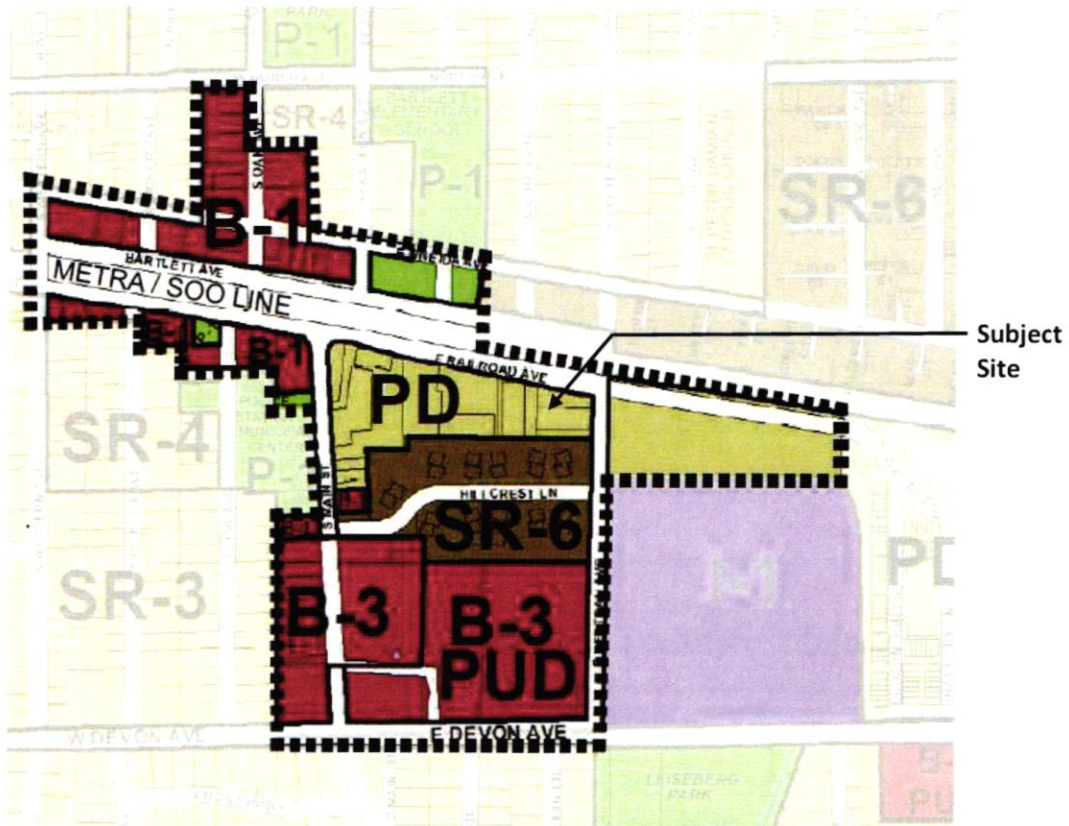
SITE OF PROPOSED PUD

EXHIBIT 5: EXISTING ZONING

KEY

Base Zoning Districts provided here for information only. Refer to the village zoning map for districts:

- B ZONING DISTRICT
- SR-6 ZONING DISTRICT
- P-1 ZONING DISTRICT
- PD: PLANNED DEVELOPMENT
- LIMITS OF DOWNTOWN OVERLAY



Limits of Downtown Overlay with Existing Zoning. Overlay limits will be applied to zoning map and will not be included in the overlay article.

camiros

William R. James, AICP, RLA

Principal Consultant

Education
Bachelor of Landscape Architecture,
Louisiana State University

Professional Registrations
Landscape Architect, State of Illinois

Professional Affiliations
American Institute of Certified Planners
American Planning Association
American Society of
Landscape Architects
Illinois Tax Increment Association

Awards
West Bench Project Analysis
75,000 Acre TOD Regional Planning
Plan, Salt Lake County, Utah,
President's Award, Illinois Chapter
of the American Society of
Landscape Architects, 2009

LISC Chicago Neighborhood Plans
Gold Award, Illinois Chapter, American
Planning Association, 2006

Insignia Green
Single Family Development Plan,
Silver Key Award, Home Builders
Association of Greater Chicago, 2000

95th Street Business District Plan
Chicago, Illinois, Honor Award,
Illinois Chapter of the American
Society of Landscape Architects

William James has over thirty years of urban planning consulting experience and is recognized as a leader and innovator in the field. He has amassed an impressive record of successful projects in a wide range of project types including comprehensive planning, downtown and commercial area improvement, neighborhood planning, development feasibility zoning, urban redevelopment, and urban design. As both an AICP planner and registered landscape architect, Mr. James combines the skills sets of planning and design to provide a holistic approach to today's complex urban development problems.

Mr. James is a member of Lambda Alpha International, American Planning Association, American Society of Landscape Architects, and the Illinois Tax Increment Association. He is also a registered professional landscape architect in the State of Illinois.

Since joining Camiros in 1980, Mr. James has helped the firm establish a national reputation for excellence in planning and related practice areas. As a result of this experience, Mr. James has developed the capacity to both execute and direct a wide range of projects. Through this work, he has become particularly adept at seeing how planning projects relate to other disciplines and bringing together diverse groups of professionals to solve complex problems.

A particular point of emphasis in his practice is project implementation. Experience has taught him that formulating reality-based plans requires the integration of implementation strategies from the very beginning of the project, not at the end of the process. He believes it is not enough to express in a plan the improvement communities strive for, but to meld together the functional, financial, design, market and regulatory considerations needed to provide a roadmap for realizing that improvement.

Mr. James has practiced this approach to planning and has several landmark projects to his credit. "The Glen" in Glenview, is the community that resulted from Camiros' work in formulating the Consensus Reuse Plan for the Glenview Naval Air Station, a project directed by Mr. James. A team of consultants was brought together to forge a reality-based plan that also incorporated the community vision. A more recent project is the College Town Redevelopment Program for the University of Notre Dame. Mr. James directed the formulation of a plan to create an auxiliary mixed-use community adjacent to Notre Dame's campus, while at the same time, addressing the needs of the existing Northeast Neighborhood community and the City of South Bend. The first phase of implementation is now complete with the development of Eddy Street Commons by Kite Realty, based on Camiros' planning concepts.

Project Experience //

William R. James, AICP, RLA

Comprehensive Planning

- Village of Barrington, IL
- Village of Lombard, IL
- Village of Oswego, IL
- Village of Grayslake, IL
- City of Appleton, WI
- Village of Burr Ridge, IL
- Village of Libertyville, IL
- Village of West Dundee, IL
- Village of Wheeling, IL

Downtown Planning

- Village of Barrington, IL
- Village of Grayslake, IL
- Village of West Dundee, IL
- Village of Libertyville, IL
- City of Arkadelphia, AR
- City of Kankakee, IL
- Grand Forks, ND
- Village of Bourbonnais, IL
- City of Choctaw, OK
- City of Harvard, IL
- Urban Business District Planning
- 95th & Western Avenue, Chicago, IL
- 111th & Kedzie Avenue, Chicago, IL
- Milwaukee Avenue & Lawrence, Chicago, IL
- Six Corners, Chicago, IL
- Howard Street, Chicago & Evanston, IL
- 111th Street, Worth, IL
- 87th & Ashland, Chicago, IL

Design Standards

- Town Center Design Standards, Richton Park, IL
- Downtown Design Standards, Bourbonnais, IL
- Residential Architectural Controls, Insignia Green, Long Grove, IL

Neighborhood Planning

- Auburn-Gresham Quality-of-Life Plan, Chicago, IL
- Woodlawn Quality-of-Life Plan, Chicago, IL
- Woodlawn Commercial Land Use Study, Chicago, IL
- Taylor Street Neighborhood Plan, Chicago, IL
- Northeast Neighborhood Plan, South Bend, IN

Tax Increment Financing

- Jefferson Park TIF District, Chicago, IL
- Portage Park TIF District, Chicago, IL
- North Avenue TIF District, Villa Park, IL
- 119th & I-57 TIF District, Chicago, IL
- 119th & Halsted Street TIF District, Chicago, IL

Redevelopment Planning

- Glenview Naval Air Station Reuse Plan, Glenview, IL
- Richton Park Town Center, Richton Park, IL
- Renaissance Estates Townhomes, Chicago, IL
- Notre Dame College Town Master Plan, South Bend, IL
- North Pullman Redevelopment Area, Chicago, IL

Office/Industrial

Development Planning

- Cantera Development Control Regulations, Warrenville, IL
- Rockford Global Trade Park, Rockford, IL
- Elkhart East Planned Development, Elkhart, IL

Zoning & Development

Control Regulations

- Green Code and Brownfield Redevelopment Planning, Buffalo, NY
- Comprehensive Zoning

Revision, Salt Lake City, Utah

- Zoning Ordinance Rewrite, Lombard, IL
- Zoning Ordinance Rewrite, Burr Ridge, IL
- Zoning Ordinance Rewrite, Elgin, IL
- West Bench Project, Salt Lake County, UT

Commercial Development Planning and Design

- Prairie Market, 600,000 S.F. Retail Center, Oswego, IL
- Algonquin Galleria, 1,000,000 S.F. Lifestyle Center, Algonquin, IL
- Milwaukee & Central Plaza, 120,000 S.F. Retail Center, Glenview, IL

Streetscape Design

- West Dundee Downtown, West Dundee, IL
- 95th Street, Chicago, IL
- Lake Street, Chicago, IL
- Uptown Streetscape Master Plan, Chicago, IL
- Tinley Park Downtown Streetscape, Tinley Park, IL
- South Loop Market Place, Chicago, IL

Corridor Planning

- North Avenue Corridor Plan, Villa Park, IL
- Route 120 Corridor Plan, Grayslake, IL
- Route 83 Corridor Plan, Grayslake, IL
- Broadway Avenue Corridor Plan, Chicago, IL