



Village of Bartlett
Plan Commission Minutes
December 9, 2021

J. Lemberg called the meeting to order at 7:00 pm.

Roll Call

Present: J. Lemberg, Chair, A. Hopkins, M. Hopkins, J. Miaso, J. Kapadoukakis, and J. Kallas

Also Present: Roberta Grill, Planning & Development Services Director, Village Planner, Kristy Stone and Associate Planner, Devin Kamperschroer

Approval of Minutes

A motion was made to approve the October 14, 2021 meeting minutes.

Motioned by: A. Hopkins

Seconded by: J. Kallas

Roll Call

Ayes: A. Hopkins, M. Hopkins, J. Miaso, and J. Lemberg

Nays: None

Abstain: J. Kapadoukakis, J. Kallas

The motion carried.

J. Lemberg I would like to welcome **Julie Kapadoukakis** as a new member to the Plan Commission.

J. Kapadoukakis I have been a resident of Bartlett for the last 18 years. I worked for the Park District for many years and I am very familiar with our community. I am looking forward to adding my expertise as well as working with the community and making a difference.



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(#21-20) Bartlett Automotive Mall

Preliminary/Final PUD Plan(Overall Development)

Text Amendment to add "Off-site Parking and Storage of New and Pre-Owned Vehicles for Motor Vehicle Dealerships" to the list of Special Uses in the B-3 Neighborhood Shopping District and B-4 Community Shopping District

West Parcel:

Rezoning from the B-3 Neighborhood Shopping District to the B-3 PUD Neighborhood Shopping District

PUD Plan

Special Use Permits:

- (a) planned unit development
- (b) automobile and truck sales
- (c) automobile repair
- (d) car wash
- (e) building height

East Parcel:

Rezoning from the ER-1 Estate Residence Zoning District to the B-3 PUD Neighborhood Shopping District

PUD Plan

Special Use Permits:

- (a) to allow off-site parking and storage of new and pre-owned vehicles for motor vehicle dealerships
- (b) to fill 0.09 acres of wetlands

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

K. Stone the petitioner is requesting a Preliminary and Final PUD Plan for 2 properties in the Village of Bartlett on Lake Street. The west parcel is located between Moretti's and the carwash and the east parcel that I will be referring to is located on the corner of Lake Street and Route 59 off of Horizon Drive and the frontage road. The petitioner is requesting the PUD plan to allow 2 car dealerships on the west parcel and a parking and storage lot for those dealerships on the east parcel. To allow this, the petitioner is requesting Text Amendments to add off-site parking for storage of new and pre-owned vehicles for motor vehicle dealerships to the list of Special Uses in the B-3 and B-4 districts as well as regulations for those types of lots. The petitioner is requesting to rezone the west parcel from B-3 to the B-3 PUD Neighborhood Shopping District to allow the construction of the 2 dealerships. One dealership will be a 55,000 square foot Hyundai dealership. The other building will be for an 18,000 square foot Genesis dealership. Parking on the site consists of 44 customer spaces, 66 employee spaces, 142 display spaces, 88 service spaces, and 6 car display pads along Lake Street. This exceeds the Zoning Ordinance requirement of 105 parking spaces. The petitioner intends to park and store additional vehicle inventory on the east parcel. The building elevations have glass curtain walls along Lake Street with the remainder being a



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concrete block base, aluminum composite panels and EIFS. There will be 2 curb cuts on Lake Street utilizing the same location that the existing RV dealership has. The petitioner is requesting Special Use Permits to allow a planned unit development, automobile and truck sales, automobile repair, a car wash and for the building height to exceed 25 feet. They are also asking for several modifications from the Zoning Ordinance as part of their planned unit development request. The stormwater detention will be in underground storage vaults located in the rear of the property. The petitioner has worked with staff to increase the landscaping between the storage of the vehicles and the residences to the south. They are putting in a double row of evergreen trees. The petitioner has also increased the buffer along the west property line that abuts 3 lots in the Bartlett Ridge Subdivision. Along that property line, the petitioner has agreed to reimburse those 3 property owners a cost not to exceed a total of \$25,000 for them to put additional landscaping on their residential lots. That is part of staff's recommendation. We have looked at the agreement and think it is fair and is included as one of our conditions of approval. For the east lot, the petitioner is proposing to rezone the site from ER-1 Estate Residence Zoning District to the B-3 PUD Neighborhood Shopping Zoning District. The plan identifies 891 spaces for parking and storage of new and used vehicles. The parking and storage lot has a full access curb cut on the frontage road as well as one on Horizon Drive. One of the conditions that staff is proposing is that vehicles are not permitted to turn left and go into the neighborhood in Eagles Ridge. They are requesting the Special Use Permits for off-site parking and storage of vehicles as well as to fill 0.09 acres of wetlands located at the northeast corner of the property. Patrons driving and employees transporting vehicles between the sites will be utilizing the frontage road. Any traffic between the sites would be making a right-hand turn from the dealership coming into the storage lot, leaving the site, using the frontage road, going east on Lake Street, using the exit ramps, coming up on Route 59 and then coming back onto Lake Street to turn left. No traffic will be using Spaulding Road or Horizon Drive in the Eagles Ridge neighborhood. There are 2 detention basins proposed on the east parcel, one along the ramp and the other to provide a buffer from the townhomes that are located in this area. Staff is reviewing the engineering, landscape and photometric plans for both parcels. Staff recommends approval of the petitioner's requests subject to the conditions and findings of fact outlined in our staff report.

The petitioners, **Peter Bazos, Esq., Robert Gudmundson, Consulting Civil Engineer, John Swierk, Architect,** and **Andrey Strelkov, Project Engineer** came forward and were sworn in by **J. Lemberg**. **P. Bazos** stated that **R. Loquercio** is the petitioner and is the owner of the dealerships across the street in Streamwood. We are happy to work this somewhat difficult site out because he really wanted to bring another dealership into proximity with his other 2 dealerships. We are glad for you and for us that it is going to be in Bartlett. If this is approved we will close on the purchase of the west parcel before the end of the year. The RV dealer has the right to stay for up to 6 months. Full-blown construction would begin in June, if not before, on the east parcel that we will be leasing. The anticipation is that you will see a new Hyundai and Genesis dealership open their doors in your community on or about June 2023. We are happy to answer any questions that you have.

J. Lemberg how large will the underground storage vaults be on the west side and how much water will they hold? **B. Gudmundson** stated that the storage vault at the south end of what is referred to as



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the west parcel will house a little over 3.5-acre feet of stormwater. The total property is 6.2 acres in size and will store the equivalent of almost 6 inches of water spread across the site. That is a lot of storage. It will be in a vault. We will do the best management practices that incorporate volume control and controlled release to an existing storm sewer system located to the south and east of the property. **J. Lemberg** what happens when the vaults are full of water? **B. Gudmundson** the systems is designed per the Village ordinance and the DuPage County Stormwater Management requirements for a 100-year storm. In the event there are 2 back-to-back 100-year storms, we have designed the site with positive drainage. The water would not go into the buildings. It would migrate from north to south towards the southeast corner of the site where it can be tributary to other basins that exist in the residential area to the south. **J. Lemberg** will those be buried in the berm on the south side of the property? **B. Gudmundson** the vault will be buried underneath the pavement because this property has a lot of vertical fall from the elevations on the property up against Lake Street to the elevations of the property at the south end of the site. Obviously, we have to level out some of that, create the pads for the buildings and then go into a paving transition. The vault will not only provide storm water detention it will also give us the opportunity to excavate and create structural fill that we will use to level the site where it needs to be leveled. **J. Lemberg** what are the vaults made of? **B. Gudmundson** the vaults will be either concrete or a made of series of large diameter open-jointed pipe that can bleed water into a gravel basin and promote discharge via vertical absorption into the ground and those pipes would provide the same volume of storage. **J. Lemberg** have you used these on other projects? **B. Gudmundson** yes, many times. **J. Lemberg** on the west side of the property, you said that you will put in an increased landscaping buffer from 5-14' between the parking area and the property line. The property where the cars are going to be parked is above the backyards of the residence to the south. What is going to stop water from running down into their yards? You are only putting in evergreen trees that are 6-8' in height. That is not going to block out noise or lights coming into their backyards or second-floor windows. **B. Gudmundson** we have incorporated into the project a fence that will be right behind the curb. All of the parking areas will be curbed and that provides a barrier so that water in the parking lot cannot jump that curb. The water will go to the basins first and go into the stormwater management facility. We will have a 6' vinyl clad chain link fence along the perimeter to provide screening between the subject site and the adjoining residential with trees behind the fence. **J. Lemberg** is there is a curb on the southwest corner of that lot? **B. Gudmundson** actually, today at the southwest corner of that lot it is all gravel and all of the water right now just sheets to the south. **J. Lemberg** that parking lot is elevated above those houses and where it is elevated there is a brand-new curb that was put in. How are you going to change the elevation from that curb to those backyards so that they do not get water, noise, and lights from the parking lot? **B. Gudmundson** there is a buffer at the southeast corner that is about 31' and at the southwest corner it is about 38 feet. That area will be sloped at about a 3.5 or 4 to 1 gradient going up to meet the new pavement area of the parking lot. That will be heavily landscaped where it is referred to as the twin row of evergreen trees and north of the evergreen trees right behind the curb there will be the fence that I referred to. **J. Lemberg** are the trees that are 6' to 8' high going to be high enough to block out the lights from the parking lot for the neighbors second-floor windows? **B. Gudmundson** all of the proposed lights on the site have to meet the photometric ordinances as it approaches the perimeter of the property. We use rectangular cut off fixtures that have shades on them that do not allow light to be thrown off the property. It will throw the light to the north. **J. Lemberg** who is going to repair the fence between the frontage road and Lake Street on the east parcel? It is in pretty bad condition. **R. Grill** the frontage road is currently



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under the jurisdiction of IDOT and I believe that IDOT would like to turn that over to the Village. It will not be owned by the petitioner **J. Lemberg** the fence between the frontage road and the main road is broken. Who is going to repair that fence? **R. Grill** the Village owns the property. We have a perimeter chain-link fence there. The petitioner is going to remove and replace that with a vinyl clad chain-link fence as well as new landscaping as part of the improvements to the property.

J. Lemberg asked if there were any questions from the committee. **A. Hopkins** what will the hours be that the lights will be on and activity taking place? **P. Bazos** the lights will be on all evening for security, but can be modulated. I am sure we can work with staff to make sure that we can drop the lights down to just security level. **A. Hopkins** that is something that I would like to see because I am sure that the homeowners will not want to see lights 24/7 and would like some type of darkness. I know that you are doing your best within our ordinance for light pollution and even though we have the ordinance, there are always lights that will shine though. That is my big concern. How many cars do you plan to have on the lot at any given time and how much will that vary? **P. Bazos** the goal ideally would be that all spaces will be filled and we would have a full lot. We do have zero-foot candles at the property lines. We will work with staff on that. **A. Hopkins** do deliveries happen at certain hours? Will there be things going on in the middle of the night? **P. Bazos** deliveries are during normal hours of operation and will be on the RV side only where the 2 dealerships are. There will be no customers on the east lot. **J. Kapadoukakis** I would like to be ensured that the east parcel property is maintained just as nicely as the dealership properties. I have seen overflow lots for car dealerships before and hope that this will be maintained. My main concern is the west property. I did visit the lots this week. It was not easy to get out of the west lot. I was there in the afternoon. There is a light by the Toyota dealership to make a right turn onto Lake Street, but where the west parcel is located, when I tried to pull out of the existing RV dealership, it was very difficult. The exit on the left is literally impossible to get out of because cars are coming around a curve to the left. It is much easier to get out on the right side and much safer. I know this is under IDOT jurisdiction. I strongly recommend that this be looked at as far as being much safer on the right side, which is the east side. We need to make this as safe as possible. **M. Hopkins** what kind of activity will the rear parking lot have in a typical day? Would it be as active as a retail parking lot? **P. Bazos** no, most of the south part of the west lot is going to be inventory storage. We might have a customer walking back with a salesperson or a porter driving a car to put a dealer plate on, but this is not going to be active. I think it would be much less active than a shopping center parking lot. It is more storage. **M. Hopkins** that is good. Where will the vinyl clad fence be located? **B. Gudmundson** the fence is as much for screening as it is for security. It will go all the way around the parking on the south side, west side and east side, and even where we have a 2-3' high retaining wall to permit grade changes. That fence will be embedded within that. It will either be right on top of it or adjacent to it. We are not going to gap the fence if that is what you are asking. **M. Hopkins** I was wondering if the fence was going to be solid enough to block headlights. **B. Gudmundson** vinyl clad with the slats will block headlights with landscape behind it. **K. Stone** the fence is vinyl clad with no slats. **M. Hopkins** I know there has been extra attention paid to the west parcel, but there is a difference between the 30' south buffer and the west buffer for the 2 residential lots. Maybe we need something to block headlights on the west property line. **K. Stone** Bartlett Ridge subdivision has a wood fence. **M. Hopkins** everything has been carefully planned and I know there has been a lot of attention to this issue and maybe it is covered. I just do not see it yet. **B. Gudmundson** we can work with staff on that.



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We can add slats to the fence along that section and have the cars back in only. **M. Hopkins** that would be very helpful and we would be happy to do that. **R. Grill** we can come up with an alternative.

J. Lemberg opened the public hearing portion of the meeting.

Michael Murphy of 1098 Horizon Drive stated I believe that Horizon Drive was designed for residential use and not commercial use. The turn coming off Lake Street going east is not designed for tractor trailers to turn in and drop off cars. There are 12' lanes there with 2-6' shoulders. It is already torn up and needs to be redone. Somebody has to take jurisdiction of that. I do not know if it is going to be the new owners, but it is not fair to the new owners if that is what they are going to get as part of this or if the Village is going to have it dedicated as our property for the Village. It needs to be addressed. I urge staff to come up with a recommendation for the proper development of Horizon Drive to make it commercial friendly for trucks. Deliveries are going to arrive in the middle of the night. We will have truck drivers in our neighborhood 24/7 and that needs to be addressed. I have not heard anything about an IDOT report for curb cuts on Lake Street. That calls for special attention from Naperville Road to Route 59. Somebody has to look into how tough it is to get in and out of Lake Street. We want to maintain safety. If we can have east access off that property out of the east parcel. I do not know if we have to have a west exit out of that parcel onto Horizon Drive that goes north and south. We have very mature hedge lines there that I would like to see incorporated into the landscaping. I would like staff to make a recommendation on that. I feel bad about the lighting for my neighbors to the west and I would like that addressed. Possibly we could recommend 8' wood fences that are more neighborhood friendly than business friendly. I would urge patience and responsible community development. I hope to see this in the neighborhood in the very near future. **Shannon Jordan** of 1256 Highpoint Court stated my concerns are the fence and the lighting and how close they are to my backyard. The RV dealership has an 8' fence and because of the elevation I can see the RVs. I will be looking at cars above the 8' fence. I would definitely like to see another solid 8' fence on the back of the lot if that is possible. I really hate that the parking lot is going to be that close to my backyard. I also do not like the idea of 6' to 8' tall trees that are going to take 20 years to block anything when there is such a big elevation change from our yard to where this parking lot is going to be. I hate the idea of looking at a car in the back and having big lights on all night. As it is, the lights from the RV lot already shine into our first floor. As they have knocked down trees since we moved into the house 2 years ago there is more light. I feel like someone could stand at the back of that lot and have a view into my backyard. **David Hull** of 1250 Spaulding Road stated we are just beyond the entrance of the ancillary parking lot. Is there going to be an entrance on Horizon Drive into the lot? **K. Stone** yes. **D. Hull** this may incur having a lot of people going around to Naperville Road and W. Bartlett Road to get out especially during construction. When this is in operation and people are pulling cars out in the morning it is going to be very busy with a lot of traffic. Is there a plan to put traffic lights up at the left turn lane on Lake Street to the frontage road and then to Horizon Drive? **K. Stone** that would be up to IDOT. **Noreen Plaga** of 489 Horizon Drive asked, how lighted will the east parcel be and how will it be kept secure? I back up parallel to Route 59. What kind of lighting will there be for the parking lot? **K. Stone** the petitioner has submitted a photometric plan. We did put standards in on what the foot candle measurements can be. They cannot



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exceed 0.2 at the property lines and we are requiring that the lights be shielded as well. **N. Plaga** how much open light will be there? **R. Grill** I do not want to speak for the petitioner, but you are going to see the lights. **J. Bazos** the Village has planned that there will be commercial activity here. This is not going to be park area or dark area at night. The west parcel is elevated above the homes. There will be a fence at the high elevation and there will be double rows of bushes on the neighbor's side of the fence that will start out at 6' to 8' and will grow to 16' to 20'. **J. Swierk** our fence at the south property line will be at the top of the parking lot and you will not see the cars because the fence will be up high. You should only see the fence and the landscaping and not the cars. On the east parcel there is an entrance to the parking lot also off of the frontage road, not just Horizon Drive. It is a matter of coordinating which road is used the most for deliveries. The new lighting is all LED lighting, which is much more directional and is designed to point lighting where it is needed. LED gives us clear cut off at the property lines. When you drive down Route 20 and see lights from the other dealerships shining on Route 20 that will not happen here because of the directional LED. **M. Hopkins** the criteria that we are going to use is 0.2-foot candles at the property line. What is the difference between the general illumination level along Lake Street where you display the cars and the back storage lot on the west property and the general storage lot on the east property? One of the findings of fact is that we are going to be satisfying that the lighting is appropriate and I have not heard yet that it is. **J. Swierk** the average minimal lighting at the east parcel property line is 4.0 to 4.5-foot candles on the entire parking lot of the east parcel. That is not very bright. The front parking area of the dealership where there will be cars outside is about 17 to 20-foot candles along Route 20 and the rear lot will be 8 to 12-foot candles. **M. Hopkins** let us get the general illumination level down on the west property because that is the one that is impacting everybody. If that is just being used for storage and employees, 4.0-foot candles is plenty. **J. Swierk** we can work with that. **A. Hopkins** on the west lot with the cars that are going to be parked on that side, obviously we are going to have to wait for the trees to grow for that to be blocked, will you see the vehicles through that chain-link fence? Is the petitioner open to putting in a vinyl or wood fence? **P. Bazos** there will be a fence with a double row of evergreens. You would have to see through the evergreens and the fence, but I don't see how you will see through those evergreens even though they will be 6-8' high when they are planted close together. We are committing to giving a tight planting right out of the gate. The trees will be 6-8' high when they are planted. **M. Hopkins** I think this is a real concern. It sounds like you are trying to address this, but it would have helped if you came in with site sections to show the differences in the elevations and the slope with the trees on it to illustrate the picture you are trying to paint. When you go to the Village Board I suggest that you have that. **P. Bazos** this is going to be far better than what exists right now. **A. Hopkins** I agree, it will be better, but I think the cost for a vinyl or wood fence would be relatively low. I suggest that you are open to that when you go to the Village Board. **P. Bazos** do you mean on the south property line? That should be solid vinyl. **A. Hopkins** yes, some type of solid vinyl or wood. **P. Bazos** we would be prepared to do that. That is not a problem. We just do not want to do that all the way around because it would feel too fenced in, but the shielding is more important to the south. **R. Grill** staff would request that the fence be on the south side and on the west side adjacent to the residential.



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J. Lemberg closed the public hearing portion of the meeting.

J. Kapadoukakis is it possible during construction that there is a sign that says tractor trailers have to use the entrance at the frontage road at the east parcel and not to use Horizon Drive? **J. Swierk** I think that does make sense and that should not be a problem. All construction activity can happen off of the frontage road so that it does not affect any of the traffic on Horizon Drive. **R. Grill** we can make a recommendation that all construction traffic enter using the frontage road.

R. Grill staff can take a closer look at the photometric plans as far as the color temperature variations. Those go from cool to warm and sometimes the warm colors are less harsh. Staff can look at that when we get the final plans. We have put maximums of 3,000k on the apartments across the street for warmer light. **K. Stone** that is actually the requirement as part of the text amendment, which the petitioner is meeting on their photometric plan.

J. Kallas made a motion to pass along **a positive recommendation** to the Village Board to approve case (#21-20) **Bartlett Automotive Mall** for a preliminary/final PUD plan and text amendment on the west parcel rezoning from the B-3 neighborhood shopping district to the B-3 PUD and special use permits for planned unit development on mobile and truck sales, automobile repair, car wash and building height subject to the conditions and findings of fact with additional conditions that the general maximum illumination levels of the west parcel's south parking lot shall not exceed 4.0 foot-candles and the fence along the south and west sides of the west parcel's south parking lot shall be opaque.

Motioned by: **J. Kallas**
Seconded by: **J. Miaso**

Roll Call

Ayes: **A. Hopkins, M. Hopkins, J. Miaso, J. Kallas, J. Lemberg**
Nays: None

The motion carried.

J. Kallas made a motion to pass along **a positive recommendation** to the Village Board to approve case (#21-20) **Bartlett Automotive Mall** for a preliminary/final PUD plan and text amendment on the east parcel from ER-1 estate residence zoning district to the B-3 PUD neighborhood shopping district and special use permits to allow off-site parking and storage of new and pre-owned vehicles for motor vehicle dealerships and to fill 0.09 acres of wetlands subject to the conditions and findings of fact with an additional condition that all construction traffic shall access the east parcel from the Lake Street frontage road and shall be prohibited from Horizon Drive.



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Motioned by: J. Kallas

Seconded by: J. Miaso

Roll Call

Ayes: A. Hopkins, M. Hopkins, J. Miaso, J. Kallas, J. Lemberg

Nays: None

The motion carried.



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Old Business/ New Business

R. Grill we will have a meeting next month. We have 1 item scheduled. Thank you so much for your service and I would like to specifically call out **M. Hopkins** who is celebrating 25 years this year. We appreciate it. Again, we would like to welcome **J. Kapadoukakis**. We hope to see all of you tomorrow night at the holiday party.

J. Lemberg asked if there was a motion to adjourn.

Motioned by: A. Hopkins

Seconded by: J. Kallas

Motion passed by unanimous voice vote.

The meeting was adjourned at 8:07 pm.