



Village of Bartlett  
Planning and Zoning Commission  
August 3, 2023

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M. Werden, Chair called the meeting to order at 7:04 pm.

Roll Call

Present: B. Bucaro, C. Deveaux, M. Hopkins, J. Kapadoukakis, G. Koziol, J. Miaso, M. Sarwas,  
J. Battermann, M. Werden

Absent: None

Also Present: Kristy Stone, Planning & Development Services Director; Daniel Harper, Village Planner

Approval of Minutes

A motion was made to approve the June 1, 2023 meeting minutes.

Motioned by: J. Miaso

Seconded by: G. Koziol

Roll Call

Ayes: B. Bucaro, C. Deveaux, M. Hopkins, J. Kapadoukakis, G. Koziol, J. Miaso, J. Battermann,  
M. Werden

Nays: None

Abstain: M. Sarwas

The motion carried.

Public Forum

**M. Werden** opened the public forum. No one from the public came forward. **M. Werden** closed the public forum.



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**(Case #21-18) Promenade**

Final Plat of Subdivision/PUD

Rezoning from B-3 to B-3 PUD

Special Use Permits - Planned Unit Development and Carwash

Site/PUD Plan

**PUBLIC HEARING**

The following exhibits were presented:

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

**Himanshu Modi** of NAV Design Build, 2044 Techny Road, Northbrook, IL came forward on behalf of the petitioner and was sworn in by **M. Werden**. **H. Modi** stated that the proposed project is a mixed-use development that would be developed as 3 separate lots on the 4.61-acre parcel of vacant land on the northeast corner of Newport Boulevard and Stearns Road. The development would be done in stages. Lot 1 would be the location for the proposed carwash, lot 2 is the retail space, and lot 3 would be the daycare center. **M. Hopkins** asked, will these lots all be developed at the same time? **H. Modi** the retail space would be built first, then the carwash, and the daycare center would be the last lot to be developed. We have not selected an operator for the daycare. **B. Bucaro** asked, where will the mechanicals for the vacuum systems be located? **H. Modi** the vacuum mechanics will be located inside the building. **M. Hopkins** would a drive-through be allowed in the retail space? **K. Stone** they would have to come back for approval for a special use for a drive-through, as well as liquor sales, or restaurants serving liquor. **J. Batterman** where will the dumpsters be located? **D. Harper** each lot will have their own dumpster as shown on the proposed site plan. The dumpsters will be located in masonry enclosures with a solid gate. **M. Hopkins** what type of building material will be used for the north elevation? **H. Modi** that will be a masonry veneer near the bottom of the wall with the rest of the façade being gray EIFS above. **M. Hopkins** what type of masonry veneer is used? **H. Modi** the veneer is stone-clad to look like natural stone. **M. Hopkins** how are the RTU's screened? **H. Modi** there are parapet walls up to 4 feet in height. **K. Stone** RTU's are required to be screened when looking at the elevation, not by line of sight. If the parapet walls are not tall enough, additional screening is required per the Building Code. **M. Werden** what types of tenants will be in the center? **H. Modi** they would be small businesses. **J. Miaso** do you have any lease agreements in place? **H. Modi** no, not yet.

**M. Hopkins** I would like to hear the staff report before we ask any further questions. **D. Harper** as stated in the staff report, the petitioner is proposing to rezone the subject property from B-3 Neighborhood Shopping District to the B-3 PUD District and to subdivide the property into 3 separate lots to develop 3 buildings with shared drainage, detention, and parking. Lot 1 is proposed to be developed as a carwash requiring a special use permit. The carwash has 3 stacking lanes which would accommodate 30 vehicles entering the facility. There would be 19 vacuum spaces and 5 employee parking spaces, which meets the zoning ordinance requirements. The Committee of the Whole had concerns regarding the noise impact of the vacuums to neighboring residential properties. To address these concerns the applicant has added a 6-foot masonry screening wall with the intent to block sound from the southern vacuums. The proposed wall would be located approximately 20 feet from the southern



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property line along Stearns Road. Based on concerns raised at the Committee of the Whole meeting, Staff requested a sound study to provide decibel levels at the property lines of the site as well at the property line across Newport Boulevard and Stearns Road. The petitioner has not provided the requested information. Lot 3 is the proposed daycare and includes the required outdoor play area located behind the building and will be enclosed by a fence. The final fence location and type will be determined during the permitting process. The commercial building requires a total of seventy (70) parking spaces and the daycare requires ten (10) spaces. The total combined parking for lots 2 and 3 is 93 spaces, exceeding the zoning ordinance requirement of 80 spaces. A shared parking agreement must be recorded for Lots 2 and 3. The shared stormwater detention basin is located on Lot 2 at the northwest corner of the site. The proposed landscape plan meets the Village requirements. The petitioner is proposing to install a 6-foot-tall board-on-board cedar fence along the north property line as required by the landscape ordinance. The Committee of the Whole suggested that the applicant utilize soil that would be cut from the existing site as part of the screening for the northern property line. The petitioner has not incorporated these suggestions in their plans.

**M. Hopkins** asked the petitioner, why did you decide not to include a landscape berm in your plan? **Tom Carroll** of Geotech, Inc, 1207 Crestwood Dr, Crest Hill, IL stated that the reason a berm is not going to be done is because the residential properties currently sheet flow drain onto this property and a berm would create a drainage problem on the residential lots. There is a manhole in the area that collects the storm water from the residential property and this property that would empty into the proposed detention basin.

**M. Hopkins** has there been a photometric plan turned in for this project? What lighting is proposed on the north elevation of the building? **H. Modi** replied, a photometric plan was submitted and there will be a wall pack located above the rear door for each unit. **K. Stone** stated the landscape plan, photometric plans, and engineering plans are currently under review by Staff. **M. Hopkins** what will the average foot-candle measurement for the site be? **K. Stone** according to the Photometric Plan, the maximum is 7.0 foot-candles located near the center of the site and the overall site average is 2.4 foot-candles. The range varies from 0.0 to 0.2 foot-candles along the north property line which meets the Village's standards at residential property lines. The wall packs on the north elevation would be required to be shielded so that the light source is not visible, the lighting is directed straight down. **M. Hopkins** was there a traffic impact study performed for this site? **D. Harper** responded that a traffic impact study was performed, and the Village's traffic consultant agreed that the existing roadway system had adequate capacity to accommodate the traffic generated by the proposed development.

**M. Sarwas** asked staff, have you ever received noise complaints from the townhome residents adjacent to the Everclean carwash located on Route 59? **K. Stone** I do not recall receiving any noise complaints for that property.

**M. Werden** opened the public hearing portion of the meeting.



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**Taha Ahmed** 1127 Longford Road stated, I am concerned about safety and privacy. I have 2 small children and our backyard would be facing the west entrance and exit of this development. Could the fence go all the way to the end of property for privacy? Our HOA built a fence a few years ago and were told it could only be 3 feet tall by the Village and could not be at the corner. Our HOA president could talk about that more, she is here. Why do they get a 6-foot fence on the north side, but we do not? There is a big gap in the fence that the Village said they had to have. **K. Stone** the applicant is not required to provide a fence along Newport Blvd, they are providing the required landscaping within the interior parkway, fences are only required when sharing a property line with a residential lot. Fences are allowed on the corners if they are not within the vision clearance triangle, we did amend the fence regulations a few years ago so fences taller than 3 feet would be allowed along Newport on the townhome properties.

**Ron Valenzuela** 1247 Dunamon Drive stated, I live northwest of where the daycare center would be located. I am concerned about the traffic on Newport Boulevard. There is a lot of cut-through traffic on Dunamon Drive. It would be dangerous since there is no traffic light and no crosswalk, and there are not any sidewalks on the east side of Newport so crossing is dangerous. I am also concerned about crime and noise. I do not think that a wood fence would be a good sound barrier and would not block the noise or the lights from the traffic. **M. Werden** is there a sidewalk for this project? **D. Harper** a sidewalk will be constructed on the east side of Newport Blvd because this project is a subdivision.

**Jackie Blodgett** 1224 Dunamon Drive, we have lived in Bartlett for 20 years. Our neighborhood was a nice, quiet community that has seen a lot of changes over the years. Dunamon Drive was a safe place to be, but since the village put up the stop light at the intersection of Stearns and Newport, Dunamon Drive is now a place of accidents and drivers who cut the corner to avoid the light and speed through our neighborhood to get to County Farm Road. We've had several accidents on Newport and Dunamon Drive as well as a driver who missed the curve on Dunamon Drive and took out a tree on the parkway just a few years ago. I invite any member of the Village government to sit in our yard from 6:30-8:30 a.m. to watch all the people turn east on Dunamon Drive headed to County Farm Road. I also invite all of you to come back from 4:30-6:30 p.m., to watch all the cars speed down Dunamon Drive heading west from County Farm Road to Newport, at which time they usually blow through the stop sign to turn right on Newport. In the past we have been in touch with Officer Roger, of the Bartlett Police Department, to have officers stationed on Dunamon Drive to enforce the 25 miles per hour speed limit as well as radar speed display to alert drivers to how fast they are driving, none of these deterrents have had any effect on traffic on Dunamon Drive. Now, Mr. Patel wants to build a giant carwash and retail space next to our homes with an exit between Stearns Road and Dunamon Drive. This will turn our neighborhood into a disaster with a lot more traffic turning onto Dunamon Drive. Has a noise report been done yet by an outside independent consulting company? As of the last meeting, it had not been done. Also, the application Mr. Patel submitted states a fence between the property and our townhomes of only 6 feet, I am 5'11" so that means the fence would be pretty much as tall as I am. The proposal shows a huge carwash with 3 lanes to wash 6 cars at a time. Has a traffic study been done? How many cars per hour at peak times does Mr. Patel anticipate? What are the peak times and days? Why do we need a carwash here? A carwash was not the intended use for this property. There are 3 carwashes within a 2-mile radius of this property at Jewel, Everclean, and Extreme Carwash in Streamwood. There are too many questions about this plan; the noise, the traffic, the



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impact on the residential community surrounding this property. I urge the trustees not to allow this plan for a giant carwash to move forward and uphold the Village's mission statement: "The Village of Bartlett is committed to preserving the high quality of life enjoyed by our residents, providing fiscally sound, responsive municipal services and delivering those services in a professional matter with a high degree of integrity." A giant carwash does not preserve the high quality of life we currently enjoy. As a member of the HOA for the Townhomes of Country Place, I think I can speak for our homeowners, no carwash in our neighborhood. **D. Harper** the applicant has not submitted a sound study, he did provide the specifications for the vacuums, and we conditioned that a sound study be completed. **K. Stone** there was a traffic study conducted by the petitioner that was subsequently reviewed by the Village Traffic Engineer. The Village Traffic Engineer approved the petitioner's study. Officer Roger has retired and Sergeant Simone is currently in charge of traffic control. The Village does take safety very seriously and residents' concerns about traffic are a high priority. I will share the traffic concerns that many of you are sharing about Dunamon Drive with the Police Department tomorrow.

**Remie Baranowski** 1201 Dunamon Drive stated, I am concerned about the garbage dumpsters backing up to my backyard and the traffic. I live on the corner of Dunamon and Newport. There was a very bad accident recently and a car rolled over. A tree in my front yard has been hit by a speeding car on Newport, as well. Drivers cut through and speed there already and this would make that worse. Additionally, privacy is an issue with this development. The townhomes on Dunamon are higher than the proposed site, so a six-foot fence would still allow passersby to see us through our windows. The backs of our homes have 2-story windows, it's like an aquarium. The barrier separating the commercial uses from residential should be much taller to give us privacy. I walk back there with my dog and sit on my patio, and I don't think the dumpsters should be this close to my house. The Village shouldn't allow this in our neighborhood.

**Nicholas Grinvalds** 1221 Dunamon Drive said, I live on the corner and think that there should be a better fence there for privacy. A daycare is okay as many young, growing families live nearby. I am okay with the daycare. The HOA put up a vinyl fence so why aren't they installing a vinyl fence, why are there 2 fences? **K. Stone** the commercial development is required to install a solid 6-foot-tall fence which they show on their plans. The Zoning Ordinance does not require a specific type of fence material, it is up to the petitioner. The townhomes are not required to have a fence so in the event the townhomes' fence is removed, the commercial property will still be required to maintain one on their property.

**Alvin Gutierrez** 1129 Longford Road stated, I am a current educator here in the second largest school district in Illinois, District U-46. I am also a newer resident of Bartlett. I have lived here for about 2 years only. While I may not be able to answer logistical questions about the residential overlook of Bartlett itself, I am up here today to express great concern in regard to the installation of this recent carwash proposal. As an educator myself, the safety of children especially, everyday bikers, and morning walkers strolling along the north side of Longford Road is a major concern and one that cannot be overlooked. With every decision that the Board makes, I ask that we consider the health and safety of our children. As a matter of fact, according to the Erie County Environment and Planning Committee, many soaps contain chemicals that harm fish and degrade water quality. When you wash your car, the soap together with the dirt, grime, grease, and oil washes from your car and flows into nearby storm



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drains. These can run directly into lakes, rivers, or streams keeping in mind the ponds and lakes and nearby residential areas. Some soaps may also contain phosphates, which can cause excess algae to grow in local waterways. Algae looks bad, smells bad, and harms water quality. As algae decay, the process uses up oxygen in the water that fish need to survive. This said, not only are Bartlett residents affected, but the ecosystems of the natural environment too. I was able to find 9 car washes within a 5–7-mile radius from where we live. That means that residents and even non-residents can drive to a car wash that is at least 6-8 minutes away. So why a car wash? As my fellow neighbor Mr. Ahmed stated, with every decision, consider the safety and privacy of our families, friends and new residents of Bartlett, which by the way, may not be as appealing to new-homeowners and new Bartlett residents like myself. We need to carefully and cautiously consider the protection and privacy for our families. Let us say we establish a carwash on that commercial property, rather than waking up every morning to the beautiful sunrise or watching the sun set with your loved ones, you are telling me that we have to get up to the industrial view of cars washing dirt and listening to the sound of grumbling cars. With all this in mind and many more, I am certain that the least we can make a request for is a fence with height that will provide the nearby residents with more privacy. What are the hours for the carwash? **H. Modi** the hours will be 9am-7pm every day. **B. Bucaro** the wastewater created by the carwash would be processed and would not enter the sewer system. **H. Modi** correct, the wastewater would be processed per EPA standards that we will follow and would not enter the sewer system untreated.

**Randy Depakokibo** 1207 Dunamon Drive said, I am worried about the noise from the vacuums at the carwash and the noise from the customers' car stereos. My backyard would face this carwash and I think there would be noise from the loud car stereos. People leave their doors open when they are vacuuming, and we will hear the bass. I am also concerned that there would be chemicals coming from the carwash and there are a lot of people around that would be affected by that. Traffic needs to be addressed. It is already unsafe at Newport and Dunamon.

**Miller Gutierrez** 1129 Longford Road, I don't want to repeat the concerns about traffic and noise, but I share those concerns. Whose idea was it to put a carwash here? **K. Stone** the petitioner and the owner of the property submitted an application, which we review against the code of ordinances. The Zoning Ordinance outlines what uses are allowed in each zoning district. **M. Hopkins** this property has been zoned commercial since 1978 and the carwash is an allowed special use. **B. Bucaro** asked, what type of carwash will be this be? **H. Modi** this would be a fully automated carwash. I am willing to extend the sound wall on the west side of the carwash to screen it from the townhomes across Newport Boulevard.

**Rob Meyer** 1224 Dunamon Drive asked, was there a traffic study done for this development? Would the traffic enter and exit in both directions? Where will trash be located? **M. Hopkins** this property has been zoned commercial since 1978. Traffic would be able to access the site from County Farm, Stearns, and Newport Road. You can look at the aerial and see that the gas station provided connections to this site. The applicant is providing one access on Newport Blvd equally between Stearns Rd and Dunamon Drive, sharing the existing access on Stearns Rd with the gas station and moving the existing access on County Farm Road further away from the intersection. **M. Werden** the traffic on Dunamon Drive is an existing condition and is a separate matter from the application before this Commission. **D. Harper** each building has its own dumpster enclosure as



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shown on the site plan. **J. Blodgett** asked, what type of doors would the carwash have? I am concerned about noise from the automatic doors and jet dryers usually positioned at the end of automatic carwashes. **H. Modi** the blowers are situated on the far east side of the building facing the gas station. **B. Bucaro** the carwash tenant would be required to perform a sound study once they are in operation to verify that they are in compliance with the code. **J. Blodgett** our fence contractor said they could only install a 3-foot fence. Will the Village pay for a taller one now that the codes are changed? **K. Stone** that would be the responsibility of the homeowners' association.

**M. Hopkins** thanked those present for coming to the meeting, voicing their concerns, and for being civil and respectful tonight. The Planning & Zoning Commission is an advisory commission with the purpose of reviewing development applications for compliance with the Village's Zoning Ordinance. We do not set policy. We listen to the concerns voiced and make a recommendation based on the application and staff report, but are limited as to what conditions we can add. The recommendation that we make tonight will be forwarded to the Village Board for their consideration and a final vote. This is not a final decision tonight.

**M. Hopkins** made a motion to add the following **conditions to staff's recommendation:**

**Amend Condition J. to add that a sound study shall be conducted by an acoustical engineer approved by the Planning & Development Services Director, Condition L that the petitioner will extend the sound wall along Newport Boulevard to screen the carwash entrance and stacking lanes and Condition M. the hours of operation for the carwash are limited to 9 am to 7 pm Monday through Sunday.**

**Motioned by: M. Hopkins**

**Seconded by: B. Bucaro**

**M. Werden** closed the public hearing portion of the meeting.

**Roll Call**

**Ayes: B. Bucaro, M. Hopkins, J. Kapadoukakis, G. Koziol, J. Miaso, M. Sarwas,  
J. Battermann, M. Werden**

**Nays: C. Deveaux**

**The motion carried.**



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M. Hopkins made a **positive recommendation** to the Village Board to approve case **(Case #21-18) Promenade of Bartlett Mixed Use Development** for a Final Plat of Subdivision/PUD, rezoning from B-3 to B-3 PUD, Special Use Permits for Planned Unit Development and carwash, and Site/PUD Plan subject to the conditions as amended and findings of fact outlined in the staff report.

Motioned by: M. Hopkins  
Seconded by: B. Bucaro

Roll Call

Ayes: B. Bucaro, M. Hopkins, J. Kapadoukakis, G. Koziol, J. Miaso, M. Sarwas,  
J. Battermann, M. Werden  
Nays: C. Deveaux

The motion carried.



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**Old Business/ New Business**

**K. Stone** stated that there will not be a meeting next month due to a lack of agenda items; however, I am anticipating two projects in Brewster Creek Business Park will have public hearings in October.

**M. Werden** asked if there was a motion to adjourn.

**Motioned by:** M. Sarwas

**Seconded by:** J. Miaso

**Motion passed by unanimous voice vote.**

**The meeting was adjourned at 9:00 pm.**