



Village of Bartlett
Planning and Zoning Commission
October 3, 2024

M. Werden, Chair called the meeting to order at 7:00 pm.

Roll Call

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

Also Present: Kristy Stone, Planning & Development Services Director, Andrew Barna, Associate Planner, Brian Krause, Associate Planner

Approval of Minutes

A motion was made to approve the August 1, 2024 meeting minutes.

Motioned by: B. Bucaro
Seconded by: J. Miaso

Roll Call

Ayes: B. Bucaro, J. Miaso, J. Battermann, M. Werden
Nays: None
Abstain: A. McSwane, J. Kapadoukakis,

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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(#24-15) Resubdivision of the Townhomes at the Grasslands

Final Resubdivision/PUD Plat

The following exhibits were presented:

Exhibit A – E-mail from Steven C. Bauer, D. R. Horton

K. Stone stated that D. R. Horton is requesting a Final Resubdivision and PUD Plan for the Townhomes at the Grasslands. The purpose of this is to eliminate potential tax assessment errors. The original Plat of Subdivision showed each building as an individual lot. D. R. Horton is proposing to re-subdivide each lot. It is much easier for the tax purposes with the Cook County Assessor. It is the same number of units. Nothing is changing overall on the site. This is just for tax purposes. **J. Battermann** asked, does this subdivision allow residents to move in or are we waiting on other provisions? **K. Stone** we have issued temporary certificates of occupancy to 2 units for the models. We have done final inspections on the remainder of the first building and that is ready for occupancy. This process will not hold anything up. Cook County will not assign PINs for those parcels until January. These PINs will not be reassigned until the following year.

J. Miaso made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#24-15) Resubdivision of the Townhomes at the Grasslands** Final Resubdivision/PUD Plat and Final PUD Plan subject to the conditions and findings of fact outlined in the staff report.

Motioned by: J. Miaso

Seconded by: J. Battermann

Roll Call

Ayes: B. Bucaro, J. Kapadoukakis, J. Miaso, A. McSwane, J. Battermann, M. Werden

Nays: None

The motion carried.



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(#24-14) Westgate Animal Care – 792-794 W. Bartlett Road

Special Use – Animal Hospital

PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

The petitioner, **Sandeep Basran** 2543 N. Milwaukee Ave, Chicago came forward and was sworn in by **M. Werden**. **S. Basran** stated that the space is currently vacant and the intended use is for an animal hospital. Westgate Animal Care will provide animal care to dogs and cats primarily and will operate on an appointment basis only. There is 1 owner, Dr. Sharanjit Randhawa. This will be a new animal hospital intending to open upon approval of this special use petition. There will be a buildout and we anticipate opening the business 2-3 months after that. This will be a full-service animal hospital dedicated to providing quality veterinary services and provide preventative services including vaccines, flea and tick medications, and acute services likes surgeries and skin issues. The hospital will be open 6 days a week, Monday through Saturday. Weekday hours will be 9 am to 6 pm and Saturday 9 am to 3 pm and will operate on an appointment-basis only. The hospital anticipates no more than 2 clients inside the hospital at any given time. There will not be an influx of clients at any giving time unless there is an unforeseen emergency. It is best for the hospital to operate on a strict appointment basis as well as being better for the animal. There will be 1 doctor, Dr. Randhawa and 3 employees initially. There will be no overnight boarding services and there will be no outdoor dedicated space for pet play or exercise because none of the pets will be staying overnight. Nowadays, the reasonable standard for veterinarians is that unless you have someone staying in the hospital overnight, you should not have a pet there overnight by itself. That has changed over the past 15-20 years. Back in the 80s and 90s, pets would stay overnight without anyone inside the animal hospital, but that practice has changed. Westgate will clean the property multiple times on a daily basis. We understand that one of the concerns is pet waste outside of the business causing a mess. There are practices implemented by animal hospitals now with green bags handy and staff making sure the property is clean, which is good for the neighbors and the business owner. They do not want a client coming in dodging waste on the ground. Dr. Randhawa is a seasoned operator having practiced veterinary medicine for 26 years. **Dr. S. Randhawa** stated that he has been in the area for the last 26 years and already owns a practice in Elgin. We have 4 partners there and we decided to open a hospital in this area so that we can help the community of Bartlett. **S. Basran** stated that the building size is approximately 2,000 square feet as part of a multi-unit shopping center with ample parking spaces. There will be no major alterations to the existing structure. The traffic impact will be minimal to the surrounding businesses and residents. This hospital will operate on an appointment only basis. There are 2 floors to the unit. The first floor will have a reception area, 2 exam rooms, a pharmacy, employee break area, a surgery suite and cages for pets post-surgery. The second floor will be used as a doctor's library and office. Regarding the criteria for the special use, the business is necessary and desirable. Animal hospitals are valued and treasured members of one's community and are akin to a medical office providing treatment to pets that are beloved members of one's family. I believe this will only enhance the Village and the neighboring communities. Lastly, I would like to point out that nowadays, animal hospitals are



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being purchased by large corporations and sometimes it is hard to tell if it is a veterinarian-owned practice or a corporate practice. I think there is value in having a business owner who is on site and is also the veterinarian. I think the community needs that versus a corporate practice. **M. Werden** I am impressed at how much things have changed. I have had 5 dogs in my lifetime and have had emergency situations where they had to spend the night at the vet's office. I like the way things have changed with not having that happen unless someone is there. I also like that this is by appointment. **B. Bucaro** asked, what is a STC rating? **A. Barna** that was a condition recommended by staff. It is a Sound Transmission Class Rating. For kennels and animal hospitals, 60 is standard for good soundproofing where the adjacent tenant would not hear dogs barking or people speaking loudly. We are requiring that for the x-ray room and the reception area. **B. Bucaro** stated that one of my concerns was the barking. Having the exam rooms on the outside wall is a good thing. I have worked at a couple of animal hospitals and granted, things were different then, but every dog has a different demeanor. Some dogs will bark the whole time they are there and that sound will travel. It can happen and what would that mean to the tenant to the west? **S. Barsan** we will abide by the requirement. **K. Stone** said, the other building in Westgate Commons, where Athletico is now, used to be a veterinary hospital, that was the amount of soundproofing that was required for that development and we did not receive any complaints from the adjacent owner. **B. Bucaro** you will be adding a sound barrier on that wall. **S. Barsan** yes, that is correct. **J. Battermann** asked, what is the plan for disposal of the biomedical waste? **Dr. S. Randhawa** we would have a service to pick that up and would have special containers for that. **B. Bucaro** if no animals are staying overnight and the surgeries are day surgeries, anything more extensive where the animal would have to be under observation, you would not be doing those types of surgeries. **Dr. S. Randhawa** those cases would be transferred to an emergency hospital with their records.

Erika Gannon 9N530 Santa Fe Trail, Elgin stated, I have worked with Dr. S. Randhawa for 12 years and helped him start a small practice in Elgin. The whole point of this clinic is to be smaller again. It is not corporate and we do not have quotas. We want to do rescue work and low cost. We want to help the community with senior discounts and military discounts. The other veterinarians in the area are corporate. We will be small with 1 doctor.

M. Werden opened the public hearing. No one from the public came forward.

B. Bucaro made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#24-14) Westgate Animal Care** for a Special Use for an animal hospital subject to the conditions and findings of fact outlined in the staff report.

Motioned by: B. Bucaro

Seconded by: J. Miaso

M. Werden closed the public hearing.



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Roll Call

Ayes: B. Bucaro, J. Kapadoukakis, J. Miaso, A. McSwane, J. Battermann, M. Werden

Nays: None

The motion carried.



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(#24-16) Bartlett Automotive Mall – 1201-1215 W. Lake Street

Final Resubdivision/PUD Plat

Final PUD Plan

PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

The petitioner's representative, **Aaron Reinke, Esq** 1250 Larkin Ave, Elgin, IL, **John Eboli**, Bartlett Automotive Mall, 1201 W Lake Street, Bartlett and **Tim Ball, ASLA PLA** Gary R. Weber Associates, 402 W. Liberty Drive, Wheaton came forward and were sworn in by **M. Werden**. **A. Reinke** stated, they were requesting a minor revision to the landscape requirements set forth in the Preliminary and Final PUD. **M. Werden** asked, did this change come about because you reduced the number of parking spaces? **A. Reinke** yes and that changed the site lines. Now it makes more sense to relocate the foliage on top of the retaining wall versus the trees that might take longer to grow and achieve the desired screening. **M. Werden** it is perceived that the forsythia would be fuller and growth would be fairly fast to get to a respective height. **A. Reinke** correct. You are not going to have gaps. There is a vertical issue and a horizontal issue. I think the forsythia are going to be more dense and more continuous than trees. Also, it would take time for the trees to grow to really achieve the desired effect. **M. Werden** asked, would you be eliminating all of the trees? **A. Reinke** yes. **B. Bucaro** there was a staff-approved Landscape Plan. How did this come about? **K. Stone** the Landscape Plan was originally approved in 2021. The parking was about 35' from the south property line. During construction, the developer chose to reduce the size of the parking area. It is now about 100' from the last row of parking along the south property line. Staff has the authority to approve adding green space. Staff approved that plan because the landscaping was consistent with what was originally approved. Now the petitioner is requesting to put the forsythia shrubs along the length on top of the retaining wall now that they can see the actual grades. **M. Werden** with the parking farther north away from the retaining wall, this might have the potential for screening headlights better at night. **K. Stone** these are parking spaces that are typically used for the service area and is not customer parking. **J. Eboli** stated, that lot is used for auto inventory storage. There is not a lot of coming and going. **B. Bucaro** I do not see headlights being an issue. You indicated that there will be no trees at all. It is just a hedge line all the way across? **J. Eboli** when the plan was originally approved, the elevation differences between a neighbor to the south standing in their back yard and the top of the parking lot of the automotive mall could have been taken into consideration. The intent was to provide a green visual for the neighbors so that they would not see into the detention area. In the current scenario where the top of the retaining wall is and the slope down to the neighbor's yards, if we planted trees as planned, it would take 3 to 4 years to provide the green screening. The neighbors would continue to see the detention area for that period of time. If we elevate the plantings to the top of the retaining wall, it would grow faster and provide a natural green fence at a much quicker rate. The idea was to achieve the plan more quickly, but achieve it fully. **M. Werden** how soon would this be planted if this is approved? **J. Eboli** immediately. We are ready to go. The top of the retaining wall is prepped for the plants. We would start immediately. **M. Werden** that area needs greenery. I see the potential for this looking better. You would have a



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seasonal change with the forsythia. **B. Bucaro** this has changed drastically. I do not see screening as the issue because the wall is so much farther back. I see a nice aesthetic landscape and maybe there is a better way to do it than just a solid hedge. I like the idea of trees and height differences and not just something that looks like you are trying to hide something. Now with the slope, there is land to work with that could be much more appealing and landscaped for aesthetics rather than landscaped for screening. **J. Eboli** where the top of the retaining wall is now versus the tops of the homes to the south fences, there is a big elevation slope up and the only way to achieve the neighbors not being able to see the detention area is to plant a green wall of some kind. We believe we have the right set of plants to do that, but we are open to suggestions. **T. Ball** stated, having watched plants my whole career over the last 40 years, I was looking for creating something that is going to be present sooner than later. I have seen spruce and pines take 6 to 8 years to go from 8' to 12' to 14' tall. That is a long time to wait to screen that wall. The forsythia can grow from 2' for in the next year to 5 to 6' tall. The forsythia has good seasonal qualities and density. It is a singular statement, which I do not like doing traditionally, but this fits the conditions and is going to produce and survive, which is not easy to do these days with the diseases we have with plants. This softens this condition in the long term and in the short term. This is a hardy plant that is going to be there for a long time. **J. Battermann** would the forsythia go between the retaining wall and in front of the chain link fence? **T. Ball** it would grow through the chain link fence in the ground and come up on the other side over time. **J. Battermann** does this plant need a lot of water and is there potential of a dying plant since it is on a slope? **T. Ball** this is a unique condition. Most plant materials need water to stabilize through the first season. The property owner does maintain their landscape. **J. Battermann** the area between the retaining wall and the neighbor's fence is where they were originally planning to plant the 6' evergreens. What will happen to that space? **J. Eboli** that space would be maintained as part of our regular maintenance. **B. Bucaro** right now, there is not a whole lot of grass back there. Would that be seeded or sodded from the neighborhood fence to your wall? **J. Eboli** it is mostly grass back there now. There is a little bit of dirt and weeds. We were waiting to go this process before we put grass in. It is really for the overall aesthetic and quality of the dealership. From the neighbor's yards, they would never be able to see that grass because they have 6' fences and by the time you look at the retaining wall, it was not been viewed, but it will be maintained.

M. Werden opened the public hearing.

John Liberg 1276 Highpoint Ct, Bartlett stated, my wife and I have lived on our street for just over 4 years and we have seen changes made over those years. Recently, they have done major excavation where we got to enjoy a lot of noise and dust over the cars and house. Fortunately, that part is finished. With the plan to get rid of the trees, my first thought is that this is a significant way to reduce their cost of the landscaping. I like the idea of seeing some trees there. They do not necessarily need to have as many trees as in the initial plan. The concrete wall looks like a prison and does not look very nice. My main concern is the space between my fence and their fences. There are a lot of weeds. There are so many weeds that they have spread into our back yard and I have had to pull weeds out of our grass for the past couple of years. I would hope that the plan would include grass and shrubs with something that is mowed if it is low. We will not see it, but I do not want to see the effects of the noxious weeds spreading into our yard and garden. Other than that, both plans have good features to them.



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Devarsh Patel 1250 Highpoint Ct, Bartlett stated, I live right behind the Genesis building. The main reason I am here is to talk about the space between the fence and the retaining wall. It was pretty much all weeds coming out of that space and ended up in the grass in our back yard. The last 2 feet of our grass is covered in weeds right now. It got cleaned up a few weeks back, which is good, but there is absolutely no grass and I would suggest trees or shrubs planted so that we do not face the same issues again and again. Even before the construction, because of the grade, there used to be taller trees which used to retain water and when they took those out before the construction started, there was a couple of days of rain and all the water destroyed half of our back yard. They put about a foot of stone at the end of the fence, but everything is still coming through the fence. I would appreciate if it was more cleaned up with shrubs and trees planted.

J. Eboli once we get through this process and enhance the current ugly grass that is there, we can seed and take care of it to a better extent where it would actually be a lawn with zero potential for mud to seep under the fences to the south. It certainly would be something that we and our landscapers would be on the lookout for at all times. The last thing we want to do is invade anyone's yard with mud or sludge. The idea to provide a green screen or a green wall in a quicker and prettier fashion should make everyone happy and achieve the original intent of the plan. **J. Battermann** do you think putting trees in that space would hinder the maintenance of the grass there? **J. Eboli** it would make it more challenging, but it could be done.

Dohleyann Jordan 1256 Highpoint Ct, Bartlett stated, I live on the corner by Moretti's and the dealership. I have spent over \$100,000 on my backyard. I have a koi pond and as you can imagine, I am outside a lot during the warmer months. I am constantly looking from the upstairs window at the pond and to be quite honest, the only thing I see from the upstairs window once I look past my pond is the fence. I can see every inch of space behind the fence. They are right, when I am in my backyard, I cannot see what is behind the fence other than the weeds that are coming through the fence and there are quite a few coming through the fence. When I am upstairs, trying to enjoy my backyard, all I see is brown dirt and weeds at the bottom level of behind the fence and the level of the retaining wall with the chain-link fence appears to have some form of weeds or wild flowers.

J. Eboli the intent of the plants is to grow tall enough to screen the detention area. There is an underground detention system designed to absorb water and live in a natural state. The best way to eliminate that for this gentleman would be to plant something that grows tall enough. I do not know if we could ever achieve something that you would not see from the second floor, but at least it would be eliminated to great extent with a much prettier visual than just looking at the detention area.

D. Jordan I am struggling with where the blades of grass are. Call it the wild flower area above the retaining wall and on the level directly above the fence, I see more what appears to be hard dirt with weeds growing out of it. I struggle to see where the grass is and if I am being honest, I have never seen anyone mowing anything and have not seen anything for them to mow. **J. Eboli** we spent a couple of weeks back there trying to clean that up. **D. Jordan** yes, they did and that was a result of my wife calling the Village and asking, "when is the landscaping going to happen behind the dealership?" At that point, cars were in and sales were happening. My wife called the Village and after a couple of weeks of discussion, we were told that things were going to start getting cleaned up. Things did get



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cleaned up, but we were expecting landscaping. I understand that trees take time to grow. The same people that put my pond in put forsythias in my yard and they are very pretty for 7-10 days, but then they are just green shrubs. They are not attractive. I am now pulling them out. I would honestly prefer trees over forsythias. I would at least like to see a mix of trees and forsythias so that we get what we were expecting when you promised us beautification back there. For me, the forsythia alone does not represent beautification.

Mike Burkart 1264 Hight Point Ct, Bartlett stated, I live behind the dealership and I would like trees to cover the dirt and weeds. I have not seen any grass there. I feel like if you just put bushes there, it will not cover anything up. A mix of trees and shrubs that they could maintain, I think would help. Right now, it is weeds and dirt with no grass. Something taller to cover the chain-link fence and if it takes a little time to grow, that is not a big deal, but for us, to know that something is coming would help.

M. Werden the weeds and mud are going to go away once something is planted. I like the idea of getting screening in right away, but also a few trees spaced for variety. **B. Bucaro** between the neighbor's fences and wall today needs work. I was out there today and took pictures. It needs a lot of work. I understand the petitioner is waiting for approval, but that area needs to be greatly improved. On the hill, is that an underground detention area? **J. Eboli** the area beyond the retaining wall and the short chain-link fence that goes up to the dealership parking lot has an underground detention area. That area lives in a natural state. The idea is to block that out. The neighbors are absolutely right, between the retaining wall their fences, the sloping area where the trees were originally supposed to go is ugly with grass and dirt. It cannot be seen from their yards, but it can be seen from the second floor. We were just waiting to get through today to not only hopefully plant the hedges at the top of the retaining wall, but also beautifying the area between the retaining wall and the fence with nice looking grass so that when they are on the second floor of their homes it is not just a dirt and grass area. It is not a huge area, but it is an area that should be maintained. **M. Werden** the slope would still primarily be grass that you would cut. **J. Eboli** yes, and hopefully, we will get it to the condition of a lawn like the rest of the perimeter of the dealership where we are cutting green grass. Right now, it is somewhere between the original development phase and green grass. It is not weeds, it is cut down flat, it is not pretty. We will make it pretty, but it certainly is not today. I agree with the neighbors, it needs to look nicer so that when you are looking out your second-floor window, you see something decent.

B. Bucaro all of the attention has been to the south, but from the Moretti's side and that parking lot, there is not a lot going on back there, but what is the plan for the east lot line in the back? The original plan had trees. Is something being done back there? **J. Eboli** we asked Moretti's if we could cut their weeds down so that we could access the back area in order to beautifying it and they were happy to cooperate with us. We are actually currently maintaining their west property line and our east property line. **B. Bucaro** is the underground area just going to grow wild? **J. Eboli** that would be like any other detention pond where you want the natural plants to grow there to absorb the rainwater and slow the absorption rate of the rainwater. There are pipes underground that go from the east end to the west end. It is designed for a 100-year event. That will be kept in a natural state absorb the rainwater. **B. Bucaro** the Moretti's parking lot between your retention wall that goes north/south and the Moretti's parking lot where the pavement ends, where is the lot line? **J. Eboli** we own about 1 foot on the other



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side of the retaining wall. **B. Bucaro** there are trees along Lake Street and landscaping. **J. Eboli** yes, that is per the original landscape plan. The only landscaping that is not in per the original landscape plan is the area to the south. **K. Stone** I think that part of what you are asking is why was there room for landscaping in the front and there is not room for it in the back. That is because of the retaining wall. The retaining wall on a piece of paper appears as a very small line, but in actuality, when you build it, that takes up some of the distance. There is about 5' in front along the property line and as you move further south, it narrows down to 1 foot. That is why we eliminated some of the plantings at the east property line along the rear of the property so that there could be access to the back without encroaching into Moretti's property.

B. Bucaro I would just like to see something more than a hedge on the top. When the original plan was approved, the residents who were going to look at that were going to see something very different than what is proposed now. **J. Eboli** absolutely and the motivation for this is that the original plan would not provide that green visual for a lot longer than what we are proposing now. We certainly could augment our proposal and plant trees, but we are still talking about a number of years before the trees have any impact. We felt like we were planting for the sake of planting and making it harder to maintain the grass area. **B. Bucaro** yes and now, when you look at the landscaping that we require in the industrial parks and for any new facility, we understand that they cannot put in big trees, but the trees will grow and if these home owners stay for years, they will see the difference. **J. Eboli** we felt like what we are proposing would eliminate the need for that because there already would be a green visual. Assuming we are 5 years down the road and the hedges that we want to plant are there and grown and these trees ultimately catch up, it would just be green on top of green. We could work with the Village on the number of trees and strategically place them to get maximum benefit. **B. Bucaro** does your landscape designer have any comments on that? **T. Ball** I would want to make a condition that is going to thrive and become something that will last lifetimes. I could envision shade trees there. Scattering a few shade trees on that slope would be above the 8' cedar fence would drop leaves. The evergreen trees are what I was concerned about in terms of being so dense that they are going to grow into each other and shade each other out in the long term. In the short term, they are going to be points that are 6' apart and do nothing to screen what is there. Over time, they will have a dense greenery and that will fade away and have to start over again. **B. Bucaro** I thought maybe the original landscape plan had too much, but now there is not enough. I would like for you to work with staff to come to an understanding. **K. Stone** would 2 trees behind each residential lot with a mixture of evergreens and deciduous trees spaced out behind the 6-1/2 lots, which would be 13 trees, is that something that would be a reasonable compromise that we could make as a condition to keep this project moving forward. That would be about 1/3 of what was originally planned. You could do a mixture of evergreens and deciduous. **J. Eboli** if that is what would make everyone happy. The idea is to provide a green space. If there is a compromise to put trees in the sloping area that would be ideal. **K. Stone** asked, is 13 trees reasonable? **D. Jordan** stated that 13 trees are better than zero. There were quite a few trees there when the homes were built and most of those trees were removed. There are no trees back there any longer. It looked like the original plan had a mix of shade trees and evergreens. I would like to see a mix of shade trees and evergreens. If forsythias make sense on the upper level, I am okay with that if you cannot get trees up there, but again, beautification is the key. The exception was that would have the beautification. If you do not do it, I would have to figure out how much more money I would have to spend in my own backyard and wait for those trees to grow.



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M. Werden beautification is the key factor. I am impressed that everyone has spoken very kindly tonight. I think this is a chance to come up with a good compromise.

A. Reinke we are going to make it absolutely beautiful back there. We will plant the forsythia on the top of the wall and add 13 trees, 2 behind every residential lot. We will come up with a landscape plan and coordinate with staff about what types of trees and where. Everyone realizes it will take a few years before those trees are what we want them to be. That is a reasonable compromise that we can work out in relatively short order.

B. Bucaro made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#24-16) Bartlett Automotive Mall** to amend the Preliminary/Final PUD Plan subject to the conditions to add 13 trees, a combination of deciduous and evergreen trees on the land between the retaining wall and the south property line and the findings of fact outlined in the staff report.

Motioned by: B. Bucaro

Seconded by: J. Miaso

M. Werden closed the public hearing.

Roll Call

Ayes: B. Bucaro, J. Kapadoukakis, J. Miaso, A. McSwane, J. Battermann, M. Werden

Nays: None

The motion carried.



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Old Business/ New Business

K. Stone I do not believe we are going to have a meeting in November, but we probably will have a meeting in December.

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

Motioned by: J. Miaso

Seconded by: J. Battermann

Motion passed by unanimous voice vote.

The meeting was adjourned at 8:22 pm.