

Responses to Village Council Questions May 19, 2026

FIRST READING: [ORD 2026-11235](#) C. Ordinance: Approving a Special Use for 1341 Butterfield Road to Permit the Construction and Operation of a Car Wash with Variations

1. *With the exit from the carwash building located so close to the in/out access to the frontage road and the lack of queuing space exiting the building, is the petitioner concerned about potential backups inside the carwash building?*

The petitioner expressed no concern about potential back-ups.

2. *Why do we require a 25' setback for carwash lanes?*

When located adjacent to a street, the required setback is 25'. This is the same setback that is required for buildings and parking spaces. This is to ensure that there is open space between the car wash lane and the street.

3. *If the number of drying spaces is an "internal operational detail", why do we even try to regulate it?*

The regulation is in place to ensure adequate stacking spaces are provided so that there is sufficient space for hand drying operations. In this case, hand drying operations are not part of this car washes operations. As part of the forthcoming Zoning Ordinance update, staff will be reviewing this regulation.

4. *Will the operation of the car wash negatively affect the water distribution and/or sanitary sewer systems?*

There is no anticipated impact to either the water distribution or sanitary sewer systems.

ACTIVE AGENDA: [RES 2026-11247](#) A. Resolution: In Support of Municipal Housing Authority and in Opposition to the Illinois BUILD Proposal

1. *How many residentially zoned properties are located in each of the size categories below?*

7,500 sf or more	14,926	85.4%
5,000 sf to 7,499 sf	1,961	11.2%
2,500 sf to 4,999 sf	585	3.3%