



**VILLAGE OF BARTLETT
PLANNING & ZONING COMMISSION MEETING
AGENDA**

**BARTLETT MUNICIPAL CENTER
228 S. MAIN STREET
May 1, 2025
7:00 P.M.**

- I. Call to Order
- II. Roll Call
- III. Approval of the March 6, 2025 Planning & Zoning Commission meeting minutes
- IV. Public Forum
- V. **(#25-03) 27W637 Devon Ave**
Rezoning from B-2 Local Convenience Shopping District to ER-2 Estate Residence
PUBLIC HEARING
- VI. **(#18-05) TLE - Devon & Prospect Ave**
Preliminary/Final Plat of Subdivision/PUD,
Preliminary/Final Site/PUD Plan for Phase 1
Preliminary Site/PUD Plans for Phase 2
Special use permits for a Planned Unit Development, restaurant serving liquor,
and a drive-through
PUBLIC HEARING
- VII. **(#25-04) Star Buds – 801 S Route 59**
Special Use Permit to allow an adult-use dispensary
PUBLIC HEARING
- VIII. New Business/Old Business
- IX. Adjournment



Village of Bartlett
Planning and Zoning Commission
March 6, 2025

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, C. Deveaux, M. Sarwas

Absent: G. Koziol

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 January 2, 2025 meeting minutes.

Motioned by: B. Bucaro

Seconded by: J. Battermann

Roll Call

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

Nays: None

Abstain: None

The motion carried.

Public Forum

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



Village of Bartlett
Planning and Zoning Commission
March 6, 2025

(#24-12) 1350 Munger Road

Preliminary/Final Plat of Resubdivision

Site Plan

Variation – Reduction in Parking Requirements

PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

Mark Rogers, Liston & Tsantilis, 33 N LaSalle St, Chicago IL on behalf of the petitioner, Eriksson Engineering Associates, and Dawson Logistics Assets LLC, came forward and was sworn in by **M. Werden**. **M. Rogers** stated that they are requesting the approval of the Final Plat of Resubdivision and Site Plan for lot 1 and proposed lot 2 and the Variation to reduce the parking requirements for the proposed lot 2. Currently, lot 1 and lot 2 are a single lot. Our first request is to resubdivide that lot into 2 lots. Lot 2 has an existing building and lot 1 has a proposed development for a new 149,000 square foot building. There will be no changes to the proposed lot 2. The only changes are on lot 1. There are cross-access easements across both lots. The lot 1 Site Plan has a proposed 149,000 square foot building on approximately 365,000 square feet of land. There will not be changes to lot 2 other than moving some truck trailer parking stalls. The landbank parking spots will be the same. The Variation request goes hand and hand with the landbank agreement. Currently, the site requires 490 parking spaces. We have 200 parking spaces installed and 131 landbank stalls currently, which leaves a deficit of 159 parking spaces, which is what we are requesting the Variation for and that Variation is currently in place for the property. We are asking for that to be applied to the proposed lot 2. The landbank agreement will come before the Village board, but it does work very closely with the Variation, you need one to have the other. We have the entire team here and would be happy to answer questions. **M. Werden** asked if there have ever been any parking issues? **A. Barna** no, we have not had any issues. **B. Bucaro** said he drove through the property at around 2 pm and there were a lot of empty parking spaces. **M. Werden** said that it was good planning to place the building where it is now to have this opportunity. A lot of times the building is placed in the center of the lot and there is an issue. **K. Stone** when this plan originally went through the Planning Commission in 2006, the plan was to do an addition to the building to the west. **B. Bucaro** said, the previous owners developed the site and asked how long the current owners have owned the site. **M. Rogers** answered, since 2018. **C. Deveaux** asked, what is the use on lot 2? **M. Roger** said that currently that lot is occupied by Creative Werks and they are full-service packing, manufacturing and package design company. **J. Battermann** asked, will there be a new water main tap for this second building? **K. Stone** yes. **M. Werden** this does not seem very controversial at all. **B. Bucaro** asked the petitioner to address what the materials for the proposed building will be. **John White** Architects Plus Design Studio, 1330 Nelson Cir, Wheaton IL came forward and stated that the materials would be precast concrete walls with reveal patterns and change of color with paint for the main building and the office areas will have glass with aluminum frames and metal canopies. **B. Bucaro** on the west elevation there is a note about future windows. What is the thinking there? **J. White** that would provide flexibility for the building. There are windows on each end of the building. The goal is to have 1 tenant and potentially 2 tenants. This leaves space in the middle



Village of Bartlett
Planning and Zoning Commission
March 6, 2025

for a third tenant and we could cut windows in at that time. It is something that we do with structure panels and just prep for that so it is easier to cut that out for placement of windows. **J. Kapadoukakis** asked, what types of tenants are you looking for? **Mark Smith** from Mapletree stated that the types of tenants would be similar to what is in Brewster Creek now. We have done premarketing for the site in anticipation of getting approval and there has been interest from food packaging companies, packaging and fulfillment companies, and just pure distribution, which would be similar to the McKesson building that is fully racked. The uses would be similar to the uses that exist in the Brewster Creek Business Park today. **B. Bucaro** asked where the 10 trailer stalls will be moved to. **M. Smith** right now, the stalls are on the west parcel, which will be lot 1. Those were installed by the tenant about 3 years ago and we have agreed to relocate the stalls as part of this development at our cost. **B. Bucaro** asked if the landbank agreement be the same agreement and just amended? **M. Smith** the agreement will have essentially the same terms. We would like to make it longer so that we do not have to come back. Ordinarily, it was for 10 years with an automatic renewal for 10 years. Currently, we have proposed 40 years with another 40 years, but we are still in negotiations with the Village attorney. **K. Stone** the way the agreement is written currently is that when the landbank agreement expires, they have to put in the parking spaces whether they need them or not. We would rather have open space than more pavement that is not necessarily going to be utilized. That is why we are open to amending the landbank agreement. **M. Werden** that makes sense. **B. Bucaro** if a new tenant moves in that has a need for more parking, the agreement would cover that instance to ensure that there is adequate parking. **M. Smith** yes, that is correct.

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 **(#24-12) 1350 Munger Road** for the Preliminary/Final Plat of Resubdivision, Site Plan and Variation to reduce the parking requirements subject to the conditions and findings of fact outlined in the staff report.

M. Werden closed the public hearing.

Motioned by: B. Bucaro

Seconded by: J. Miaso

Roll Call

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

Nays: None

The motion carried.



**Village of Bartlett
Planning and Zoning Commission
March 6, 2025**

Old Business/ New Business

K. Stone it does not look like we will have a meeting in April, but we have potentially 6 projects that will all be public hearings scheduled for May 1, so be prepared. I do anticipate a lot of public input at those hearings.

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

Motioned by: J. Miaso

Seconded by: M. Sarwas

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:17 pm.

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

25-17

DATE: April 24, 2025
TO: The Chairman and Members of the Planning & Zoning Commission
FROM: Andrew Barna, Associate Planner *AB*
RE: **(25-03) Devon Rezoning**

PETITIONER

Ed Calusinski

SUBJECT SITE

27W637 Devon Ave

REQUESTS

Rezoning from the B-2 Local Convenience Shopping District to ER-2 Estate Residence.

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Single Family Residential	Mixed Use Business Park	B-3
North	Church	Municipal/Institutional	ER-1
South	Vacant	Mixed Use Business Park	SR-4
East	Single Family Residential	Mixed Use Business Park	ER-1
West	Single Family Residential*	Mixed Use Business Park	R-4*

Unincorporated DuPage County*

ZONING HISTORY

Ordinance 1993-32 automatically rezoned the subject property to the ER-1 Zoning District upon annexation into the Village. Ordinance 1993-33 approved the rezoning of the two parcels from the ER-1 Estate Residence Zoning District to the B-2 Local Convenience Shopping Zoning District and granted site plan approval for ERA Magnum Realty's office.

DISCUSSION

1. The petitioner is requesting to **rezone** their 1.12-acre property located at 27W637 W Devon from B-2 Local Convenience Shopping District to the ER-2 Estate Residence to allow the property to be marketed as a single-family property.
2. The property owner has stated that all office operations will be removed from the property and A&E Magnum Realty Ltd. signage along Devon Avenue will be removed.
3. The existing site is 48,623.57 square feet, which meets ER-2 minimum lot size.

RECOMMENDATION

1. The Staff recommends **approval** of the petitioner's request for rezoning subject to the following conditions and findings:
 - A. All office operations shall cease at the property;
 - B. A&E Magnum Realty Ltd. signage along Devon Avenue shall be removed.
 - C. Findings of Fact (rezoning)
 - i. The proposed rezoning is compatible with existing uses of property within the general area of the property in question;
 - ii. The proposed rezoning is compatible with the zoning classifications of property within the general area of the property in question;
 - iii. The proposed use of the property is not compatible with the uses permitted under the existing zoning classification;
 - iv. The proposed rezoning will have no depreciatory impact upon surrounding properties in the general area of the property in question;
 - v. The proposed rezoning is compliant with the Bartlett comprehensive plan;
2. Background information is attached for your review.

ab/attachments

General - PDS Team\memos 2025\DevonRezoning_pz.docx

Ed Calusinski/ Broker Owner of Magnum Realty

Owner of property located at 27w637 Devon Ave. Bartlett il 60103

02/24/2025

Bartlett Village Board ,Village of Bartlett

Subject: Request for Rezoning of Property at 27W637 Devon Ave. Bartlett il from B2 to ER2

Dear Members of the Bartlett Village Board,

I am writing to formally request the rezoning of my property located at 27w 637 Devon Ave. from its current B2 Local convenience shopping zoning to ER2 (Single Estate Residence) zoning.

I purchased this property in 1987 when it was located in unincorporated DuPage County, Illinois. At that time, it was a 1200 square foot Cape Cod style home situated on a one-acre farmette. In March 1993, I incorporated the property into the Village of Bartlett, and at the request of the village board, it was rezoned to B2 to accommodate an office space for my real estate business.

It is crucial to emphasize that this property has always been, and remains, a residential home site. The structure is a single-family dwelling, and the land is consistent with residential use. Notably, my property is situated between two other properties that are both zoned ER1 to the east & R4 to the west, further highlighting its residential character.

Since the onset of the COVID-19 pandemic, my real estate business has experienced a significant decline. As a result, I am no longer able to financially support the property under its current B2 zoning. The market for renting the property in its current state is non-existent, and the costs associated with selling it as a commercial property in this location are prohibitive.

I firmly believe that the highest and best use of this property is as a single-family residence under ER2 zoning. My opinion is reinforced by the fact that a property located just three lots to the west has faced similar challenges, remaining unsold or unrented for over six years under its current zoning. This demonstrates the limited viability of commercial use in this predominantly residential area.

The current B2 zoning is incongruous with the surrounding residential landscape and the property's inherent nature. Rezoning to ER2 would align the property with the established character of the neighborhood and enable its continued use as a single-family home.

I respectfully request that the Bartlett Village Board consider my application and approve the rezoning of my property from B2 to ER2.

I am available to provide any additional information or documentation that you may require.

Thank you for your time and consideration.

Sincerely,

Edward Calusinski

Ed Calusinski

With respect to A&E Magnum Realty Ltd. we will cease doing business at this location and only use the address for mailing purposes. In addition we will remove signage at the entrance of the property.



VILLAGE OF BARTLETT REZONING APPLICATION

For Office Use Only
Case # 25-03
RECEIVED
PLANNING & DEVELOPMENT
MAR 25 2025

PROJECT NAME: 27W637 Devon Ave

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: ED CALUSINSKI

Street Address: [REDACTED]

City, State: BARTLETT ILLINOIS

Zip Code: 60103

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted Email

PROPERTY OWNER INFORMATION

Name: ALBANK TRUST # 87-200

Street Address: 27W637 DEVON AVE

City, State: BARTLETT ILLINOIS

Zip Code: 60103

Phone Number: [REDACTED]

OWNER'S SIGNATURE: Edward Calusinski Date: 2/23/2025
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

PROPERTY INFORMATION

Common Address/General Location of Property: 27W637 DEVON AVE. BARTLETT

Property Index Number ("Tax PIN"/"Parcel ID"): 0101100010(B2)& 01101100015(B2)

Zoning: Existing: B-2

Land Use: Existing: Commercial

(Refer to Official Zoning Map)

Proposed: ER-2

Proposed: Residential

Comprehensive Plan Designation for this Property: Mixed use Business Park
(Refer to Future Land Use Map)

Acreage: .87 + .25

Number of Lots/Units: 2

APPLICANT'S EXPERTS (If applicable, including name, address, phone and email)

Attorney KEN RUUD / [REDACTED]

Surveyor _____

Other _____

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: Edward Calusinski

PRINT NAME: EDWARD CALUSINSKI

DATE: 2-23-2025

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: EDWARD CALUSINSKI

ADDRESS: [REDACTED]

PHONE NUMBER: [REDACTED]

EMAIL: [REDACTED]

SIGNATURE: Edward Calusinski

DATE: 2-23-2025



E DEVON AVE



Created by Bartlett GIS
March 2025

27W637 Devon Ave.

PIN #'s 01-01-100-010 (Top) &
01-01-100-015 (Bottom)

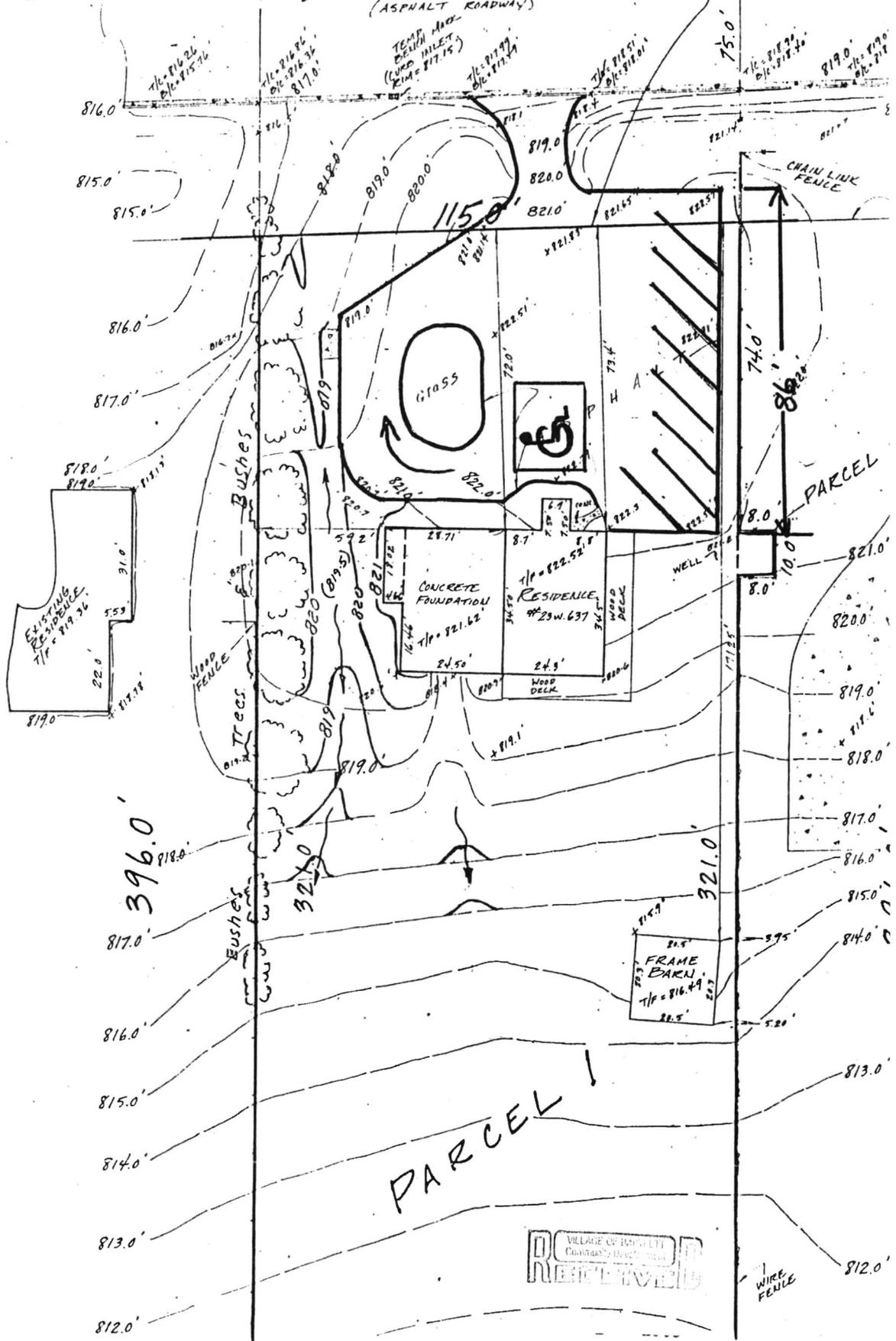


0 100 200 US Feet

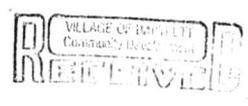
SITE PLAN

CONVEYED TO (UPFRONT COUNTY)
BY TRUSTEE'S DEED DATED JULY 26, 1988

DEVON AVENUE (ASPHALT ROADWAY)



PARCEL 1



JAN 11 1993

PLANNING & DEVELOPMENT SERVICES MEMORANDUM
25-016

DATE: April 24, 2025
TO: The Chairman and Members of the Planning & Zoning Commission
FROM: Brian Krause, Associate Planner *BK*
RE: **(#18-05) TLE – Devon and Prospect**

PETITIONER

Anthony DeAngelis

SUBJECT SITE

Southwest corner of Devon Avenue and Prospect Avenue

REQUESTS

Preliminary & Final Plat of Subdivision / PUD
Preliminary & Final PUD / Site Plan for Lot 1
Preliminary PUD approval for Lot 2
Special Use Permits for a Planned Unit Development, a Restaurant to Serve Liquor,
and a Drive Through

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Commercial	Commercial	B-3 PUD
North	Single Family	Attached Residential	PD
South	Single Family	Suburban Residential	SR-2 PUD
East	Single Family	Suburban Residential	SR-4
West	Single Family	Suburban Residential	SR-2 PUD

ZONING HISTORY

Through the Staff's research and as shown on the Village's Annexation Map, this parcel was annexed by Ordinance 1963-09 as a part of the 38 acre Leiseberg property and zoned manufacturing. In 1978, the property was zoned B-3 as a part of the comprehensive rezoning of the Village. In 1988, the parcel was resubdivided and a site plan for a 25,955 square foot commercial building was approved by Ordinance 1988-104 (site plan is attached). In 2016, a banquet hall project titled Ashton Gardens was proposed, but failed to get approval from the Village Board.

CURRENT DISCUSSION

1. The petitioner is seeking approval for a **Special Use Permit** for a Planned Unit Development and **Preliminary/Final Plat of Subdivision/PUD** to subdivide the existing lot into three parcels.

Lot 1 (53,205 square feet)

- Lot 1 includes The Learning Experience (TLE), an early education / daycare facility. This proposal for Lot 1 **Final PUD approval**, and is included in Phase I of the development proposal.
- 43 parking spaces are provided, which exceeds the requirement of 22 spaces.
- The daycare center will have 10 classrooms, serving children in age groups ranging from 6 weeks to 6 years old. Two outdoor playgrounds are also included.
- Building elevations for the daycare center include a pitched roof over the entrance canopy with masonry and Hardie Plank panel facades. The average roof height is 23.5 feet, and roof top mechanicals are screened by parapet walls. While this lot is outside of the Downtown Overlay District, the applicant has incorporated elements from the design guidelines, including placing the buildings closer to Devon Avenue and further away from the adjacent residential lots south of the property.

Lot 2 (73,307 square feet)

- The petitioner submitted two preliminary PUD plans for Lot 2, and is also seeking **special use permits** for a **drive through** and **for a restaurant to serve liquor**.
- **Option A** includes 2 retail buildings, 1 unit with a drive-through, and 50 parking spaces.
- **Option B** for Lot 2 includes a 6,500 sq. ft. restaurant with 50 parking spaces.
- The parking requirement for Lot 2 will be calculated when an application for a final PUD plan is submitted.

Lot 3 (48,850 square feet)

- Lot 3 is a stormwater detention basin.
- This lot lies between Lots 1 and 2 and the residential properties to the south, and includes an existing 6-foot tall wooden fence along the property line, a 4-foot open metal fence along the property line, and a 20-foot landscape easement that includes a mix of shrubs, grasses, and deciduous and evergreen trees.

2. The site will be accessed through a right-in/right-out curb cut on Devon Avenue and full access curb cut on Prospect Avenue.

3. The provided traffic study indicates that the proposed development would not have a negative impact on the surrounding roadways. The Village's Traffic Consultant has reviewed the traffic study and concurs with its findings.

RECOMMENDATION

The Staff recommends **approval** of the petitioner's requests for Special Use Permits for a Planned Unit Development, a Restaurant to Serve Liquor, and a Drive Through, and the preliminary/final plat of subdivision and the Site/PUD Plan, subject to the following conditions and findings of fact:

- A. The Preliminary/Final Plat of Subdivision shall be recorded prior to the issuance of any building permit;
- B. Village Engineer approval of the engineering plans;
- C. Building permits shall be required for all construction activities;
- D. Planning and Development Services approval of the landscape and photometric plan;
- E. Landscaping must be installed within one year of the issuance of a building permit;
- F. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to the Planning & Development Services department for review and approval by the Village Forester and a bond posted in the approved amount for its future installation;
- G. All proposed signage shall require permits and approval from the Planning & Development Services Department prior to installation;
- H. Dumpsters shall be located behind a solid gate;
- I. Any required Public Improvement Completion Agreement and associated bonds shall be submitted for review and approval by the Village Attorney.
- J. Lot 2 shall be required to obtain Final Site/PUD Plan approval.
- K. All proposed signage shall require permits and approval from the Planning and Development Services Department prior to installation.
- L. Building permits shall be required for all construction activities, and this Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind may be commenced on the Subject Property pursuant to the approvals granted by this Ordinance unless and until all condition of this Ordinance precedent to that work have been fulfilled and after all permits, approvals, and other authorizations for the work have been properly applied for, paid for, and granted in accordance with all applicable laws and regulations.
- M. The Barlett Zoning Ordinance, the Subdivision Ordinance, Village building codes, and all other applicable Village ordinances and regulations shall continue to apply to the Subject Property, and the development and use of the Subject Property must comply with all laws and regulations of the Village and all other federal, state, and local governments and agencies having jurisdiction.

- N. Construction in accordance with the final PUD plan for Lot 1 shall commence within one year.
- O. The final PUD Plan for Lot 2 shall be submitted within one year.
- P. **Findings of Fact** (Special Permits for a Planned Unit Development, a Restaurant to Serve Liquor, and a Drive Through):
 - i. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or community;
 - ii. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
 - iii. That the special use shall conform to the regulations and conditions specified in this title for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
- Q. **Findings of Fact** (Site Plan):
 - i. That the proposed development on the Subject Property is a permitted use in the proposed B-3 PUD Zoning District;
 - ii. That the proposed development on the Subject Property and the proposed improvements, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
 - iii. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways as well;
 - iv. That the site plan provides for the safe movement of pedestrians within the site;
 - v. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses. Any part of the site plan area not used for buildings, structures, parking, or access ways shall be landscaped with a mixture of grass, trees, and shrubs.
- R. **Findings of Fact** (PUD):
 - i. That the proposed development shall conform with the Comprehensive Plan and the general planning policies and precedents of the Village, particularly with reference to the following:
 - a. Land use policies;
 - b. Land use intensity;
 - c. Housing goals;
 - d. Traffic impact and parking;
 - e. Impact on schools, public utilities and facilities;
 - f. The character of the Village and the specific neighborhood; and

- g. The conservation and enhancement of the tax base and economic well-being of the Village.
- ii. That each of the proposed uses is a permitted or special use in the district or districts in which the Planned Unit Development would be located.
- iii. That the proposed development shall be so designed, located and proposed to be operated and maintained that the public health, safety and welfare will not be endangered or detrimentally affected.
- iv. That the proposed development shall not substantially lessen or impede the suitability for permitted use and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity.
- v. That the proposed development shall include impact donations in accordance with Ordinance 83-7.
- vi. That the proposed development shall have or make provision for adequate utilities, drainage and other necessary facilities.
- vii. That the proposed development shall have or make adequate provision for parking and ingress and egress and be so designed as to minimize traffic congestion and hazards in the public streets.
- viii. That the proposed development shall have adequate site area, which area may be greater than the minimum in the district in which the proposed site is located, and other buffering features to protect uses within the development and on surrounding properties.

The development cover letter, application, location map, plat of subdivision / PUD, PUD plans, landscape plan, elevations, floor plan, and traffic study are attached for your review.

ab/attachments

General - PDS Team\memos 2025\016_TLE_pz.docx

INTER CONTINENTAL REAL ESTATE & DEVELOPMENT CORPORATION



April 4, 2025

President and Board of Trustees
Village of Bartlett
228 S. Main Street
Bartlett, IL 60103

**Re: Devon & Prospect PUD: TLE & Additional Commercial Development
SW Corner of Devon and Prospect Avenues, Bartlett, IL
Preliminary/Final PUD & Special Use Application**

Dear Sirs:

We are pleased to submit for your review and consideration the attached new Commercial Development Application for Preliminary & Final PUD Approval of a TLE Early Education and Daycare Facility to be developed at the above-described project location.

The Planned Commercial Development will consist of a three (3) Lot Subdivision to be developed in two (2) phases; Phase I will include the 10,000 SF TLE Early Education & Daycare Facility with a 5,000 SF Outdoor Playground, a Stormwater Management Basin, and the associated access road and utilities for the entire project. This Development Application also includes a Request for Approval of the proposed Phase II Commercial Special Uses, including a QSR drive-through lane, a restaurant and/or convenience store with liquor sales, and outdoor dining/patio. We believe this mix of desirable commercial uses is consistent/compatible with the underlying B-3 zoning and they will enhance the neighboring residential community by providing a convenient location for daily shopping and dining, including a high-quality childcare facility operated by the fastest growing, nationally recognized/certified early education company. In addition, we have worked closely with the Village staff and carefully planned/designed the Development to integrate seamlessly with the existing roadway systems, and we have included significant landscaping and other features to buffer and blend into the existing suburban residential environment.

We trust you will find this Application to be acceptable and appropriate for the proposed location; however, please do not hesitate to contact us with any questions or if additional information is required. Thanks in advance for your time and consideration of this exciting new development opportunity in Bartlett.

Sincerely,

Anthony DeAngelis
Executive Vice President



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 18-05

PROJECT NAME Devon & Prospect PUD, Bartlett, IL

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Anthony DeAngelis

Street Address: [REDACTED]

City, State: [REDACTED]

Zip Code: [REDACTED]

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: HFC Realty Holdings LLC

Street Address: [REDACTED]

City, State: [REDACTED]

Zip Code: [REDACTED]

Phone Number: [REDACTED]

OWNER'S SIGNATURE: [Signature] **Date:** 3/28/2025
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

ACTION REQUESTED (Please check all that apply)

- Annexation
 - PUD (preliminary)
 - PUD (final)
 - Subdivision (preliminary)
 - Subdivision (final)
 - Site Plan (please describe use: commercial, industrial, square footage): Two Phase, Three Lot Development, includes 10,000 SF TLE Daycare w/ Playground with Phase I.
 - Unified Business Center Sign Plan
 - Other (please describe) _____
- Text Amendment
 - Rezoning See Dropdown to See Dropdown
 - Special Use for: Conv. Store Liquor License, Coffee Shop Drive Thru, Outdoor Dining Patio
 - Variation: _____

SIGN PLAN REQUIRED? No

(Note: A Unified Business Center Sign Plan is required for four or more individual offices or businesses sharing a common building entrance or private parking lot.)

PROPERTY INFORMATION

Common Address/General Location of Property: SW Corner of Devon and Prospect Avenues

Property Index Number ("Tax PIN"/"Parcel ID"): 82-3076905

Zoning: Existing: B-3 PUD **Land Use:** Existing: Vacant
(Refer to Official Zoning Map)
Proposed: B-3 PUD Proposed: Commercial

Comprehensive Plan Designation for this Property: Commercial
(Refer to Future Land Use Map)

Acreage: 3.85 AC

For PUD's and Subdivisions:

No. of Lots/Units: 3 - Commercial

Minimum Lot: Area _____ Width _____ Depth _____

Average Lot: Area _____ Width _____ Depth _____

APPLICANT'S EXPERTS (If applicable, including name, address, phone and email)

Attorney Dan Coman, EVP/General Counsel
Inter-Continental Real Estate & Development Corp.
[REDACTED]

Engineer Paul Lipski, P.E.
Haeger Engineering
[REDACTED]

Other Cheryl Schweiker, AIA
Jarmel Kizel Architects and Engineers
[REDACTED]

FINDINGS OF FACT FOR PUD and Site Plan Approval

Both the Plan Commission and Village Board must decide if the requested Site Plan meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. The proposed use is a permitted use in the district in which the property is located.

The Phase I Proposed Use; Early Education/Daycare Facility is a Permitted Use within the B-3 Zoning (B-3 Includes all B-1 and B-2 Uses). The Phase II Uses; Option A includes two retail buildings, one with an end-cap drive through for a QSR, and Option B is a full-service restaurant with outdoor dining are permitted uses within the B-3 Zoning; Liquor Sales for a convenience store or a restaurant, a Drive Through for the QSR, and Outdoor Dining/Patio require Special Use Approvals, which are included in this Zoning Petition/Application.

2. The proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.

The Proposed Site Plan includes a Building and Parking Arrangement that is consistent with Commercial Planning Standards and meshes with the existing Roadway System. The Site Lighting and Landscaping is sensitive to Existing Residential Properties. Also, the Storm-water Management Basin is located/designed to act as an additional Buffer to the Neighboring Homes.

3. The vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well.

The Vehicular Ingress / Egress has been designed to provide Minimal Impact to the Existing Roadway System and it conforms to the DuPage County Highway Department design standards for access to Devon Avenue.

4. The site plan provides for the safe movement of pedestrians within the site

Details included in the Final Engineering Plans depict a Safe Movement for Pedestrians both within the Site and along the Perimeter of the Property via a Concrete Sidewalk that includes ADA Compliant Ramps at all transitions.

5. There is sufficient mixture of grass, trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public. Any part of the site plan area not used for buildings, structures, parking or accessways shall be landscaped with a mixture of grass, trees and shrubs. (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements)

The Details of the Final Landscape Plans indicate an Extensive Planting List with a Mixture of Grass, Trees and Shrubs, as required by the Ordinance. The Playground Area of the Early Education/Daycare Facility is Shielded with a Solid PVC Fence and Additional Landscape Screening. A four (4') Metal Fence and additional Landscaping are proposed as an Additional Buffer between the storm-water basin and the adjacent Homes.

6. All outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.

No Outdoor Storage Areas are anticipated with this Development Plan. All Trash Enclosures are to be built with Masonry Walls and Steel Gates with Privacy Panels.

FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS

Both the Plan Commission and Village Board must decide if the requested Planned Unit Development meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. The proposed Planned Unit Development is desirable to provide a mix of uses which are in the interest of public convenience and will contribute to the general welfare of the community.

The Proposed Planned Unit Development represents a Mix of Desirable Uses that Complement the Neighboring Residential Community. Phase I of the PUD will provide Convenient Early Education/Daycare Facilities for Working Families, and the Phase II uses may include Convenience Oriented Retail Shopping, and a QSR with a Drive Through plus Outdoor Dining, or a Full-Service Restaurant with a Bar and Outdoor Dining.

2. The Planned Unit Development will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

The Proposed PUD will not be Detrimental to the Health, Safety, or General Welfare of the Neighboring Community. The Commercial/Retail Uses will Enhance Residential Property Values with the added Ease of Convenience.

3. The Planned Unit Development shall conform to the regulations and conditions specified in the Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

The Planned Unit Development will conform to all Conditions of the Ordinance and any Conditions made a Part of The PUD Approval by the Village Board.

4. The proposed uses conform to the Comprehensive Plan and the general planning policies of the Village for this parcel.

The Proposed Uses conform to the Comprehensive Plan and Planning Policies of the Village. Final Details of the PUD Plan have been reviewed and enhanced based on Input from Village Staff. The Phase II Final PUD Improvements will presented when finalized for subsequent Staff Review and Approval.

5. Each of the proposed uses is a permitted or special use in the district or districts in which the Planned Unit Development would be located.

All Proposed Uses are Included and Permitted in the B-3 Zoning Classification with the Special Use Requests as Outlined Above, in this Development Petition.

6. The Planned Unit Development is designed, located and proposed to be operated and maintained so that the public health, safety and welfare will not be endangered or detrimentally affected.

The PUD has been designed to ensure No Detrimental Affects to Public Health, Safety, and Welfare.

7. It shall not substantially lessen or impede the suitability for permitted use and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity.

The PUD will not Substantially Lessen or Impede Use, Development, Enjoyment, or Diminish Value of Other Property in the Immediate Vicinity.

8. Impact donations shall be paid to the Village in accordance with all applicable Village ordinances in effect at the time of approval.

All Impact Fees will be paid to the Village in Accordance with the Applicable Ordinances, at the Time of Board Approval.

9. The plans provide adequate utilities, drainage and other necessary facilities.

The Final Engineering Plans include Details and are Designed to ensure adequate Utilities, Drainage, and other Necessary Facilities are provided to Service this PUD.

10. The plans provide adequate parking and ingress and egress and are so designed as to minimize traffic congestion and hazards in the public streets.

The PUD Documents include Engineering Plans that Specify Ingress/Egress Locations that Minimize any Potential Traffic Concerns. Adequate Parking is provided to comply with Ordinance Requirements, including a proposed Non-Exclusive Parking Agreement between Lots 1 & 2, as noted on the Final Plat of Subdivision.

11. The plans have adequate site area, which area may be greater than the minimum in the district in which the proposed site is located, and other buffering features to protect uses within the development and on surrounding properties.

The Development Plans include adequate Site and Buffer Areas/Features to protect the uses within the Development, including the Surrounding Properties.

12. There is reasonable assurance that, if authorized, the PUD will be completed according to schedule and adequately maintained.

The Petitioner can ensure Completion of Phase I of the PUD within a Timely Schedule; Phase II Improvements will be Market Driven, but at all times the Property will be Adequately Maintained.

FINDINGS OF FACT FOR SPECIAL USES

Both the Plan Commission and Village Board must decide if the requested Special Use meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

The PUD Plans include Commercial Uses that are not currently available in the Immediate Vicinity, and they are Desirable to the Neighboring Residential Community. These Basic Commercial Special Uses add Convenience and provide Other Services that will enhance the General Welfare of the Neighborhood and Community.

2. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

The Special Uses Proposed in this Petition are not Detrimental to the Health, Safety, Morals, or General Welfare of the neighboring Community, nor will they be injurious to Existing Property Values.

3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

The Special Uses will comply with all Requirements of the Village Ordinances and any Conditions of Approval imposed by the Village Board.

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: 

PRINT NAME: Anthony DeAngelis

DATE: 3/28/2025

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: HFC Realty Holdings LLC/Anthony DeAngelis

ADDRESS: 

PHONE NUMBER: 

EMAIL: 

SIGNATURE: 

DATE: 3/28/2025



Created by Bartlett GIS
April 2025

SWC of Devon & Prospect

PIN #0102109013

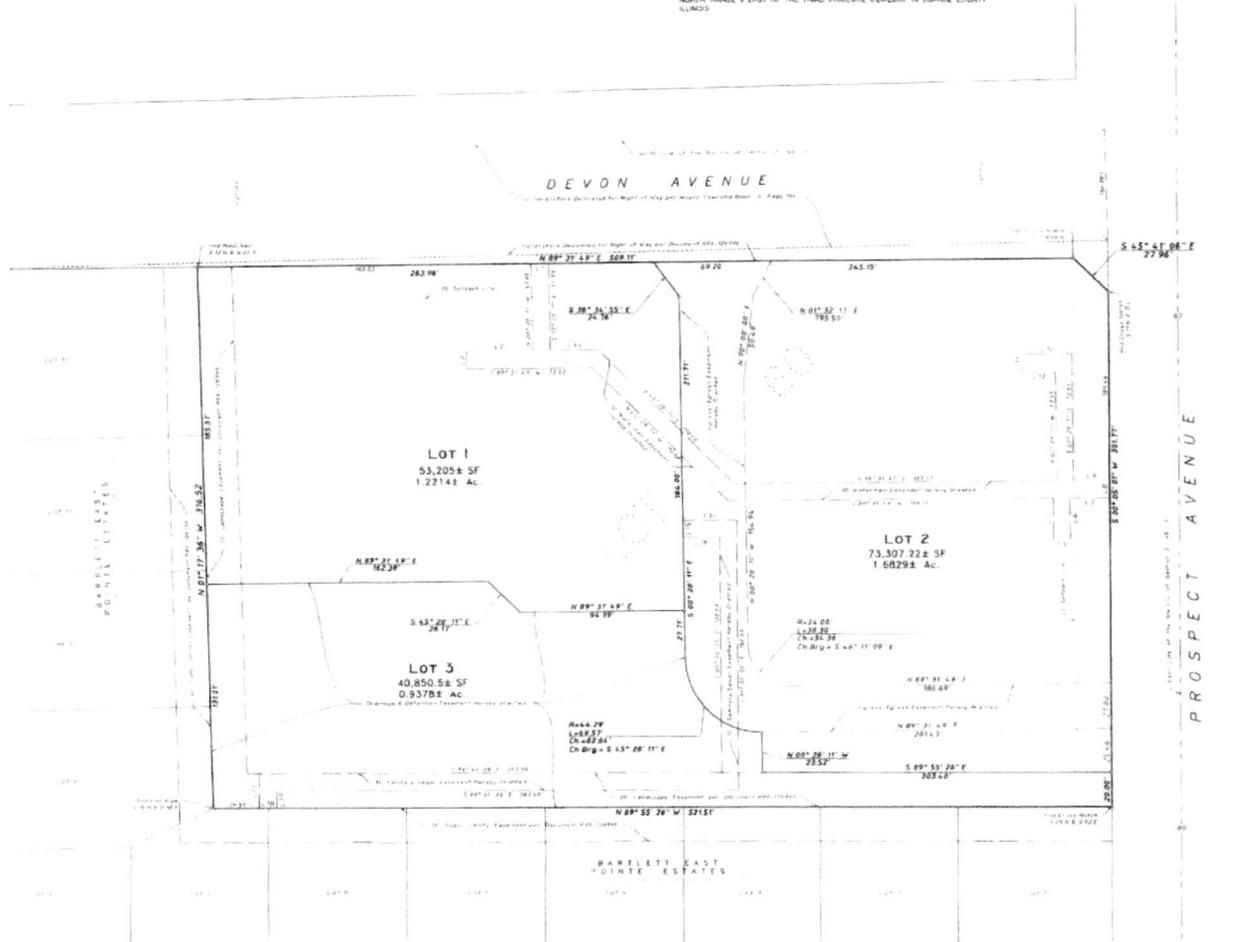
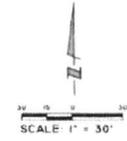


0 160 320 US Feet

FINAL PLAT
MADEIRA HOLDINGS LLC
CONVEY TO THE COMMONS OF THE PLAT
IN THE STATE OF ILLINOIS
COMMISSIONER OF LANDS

FINAL PLAT OF DEVON - PROSPECT SUBDIVISION

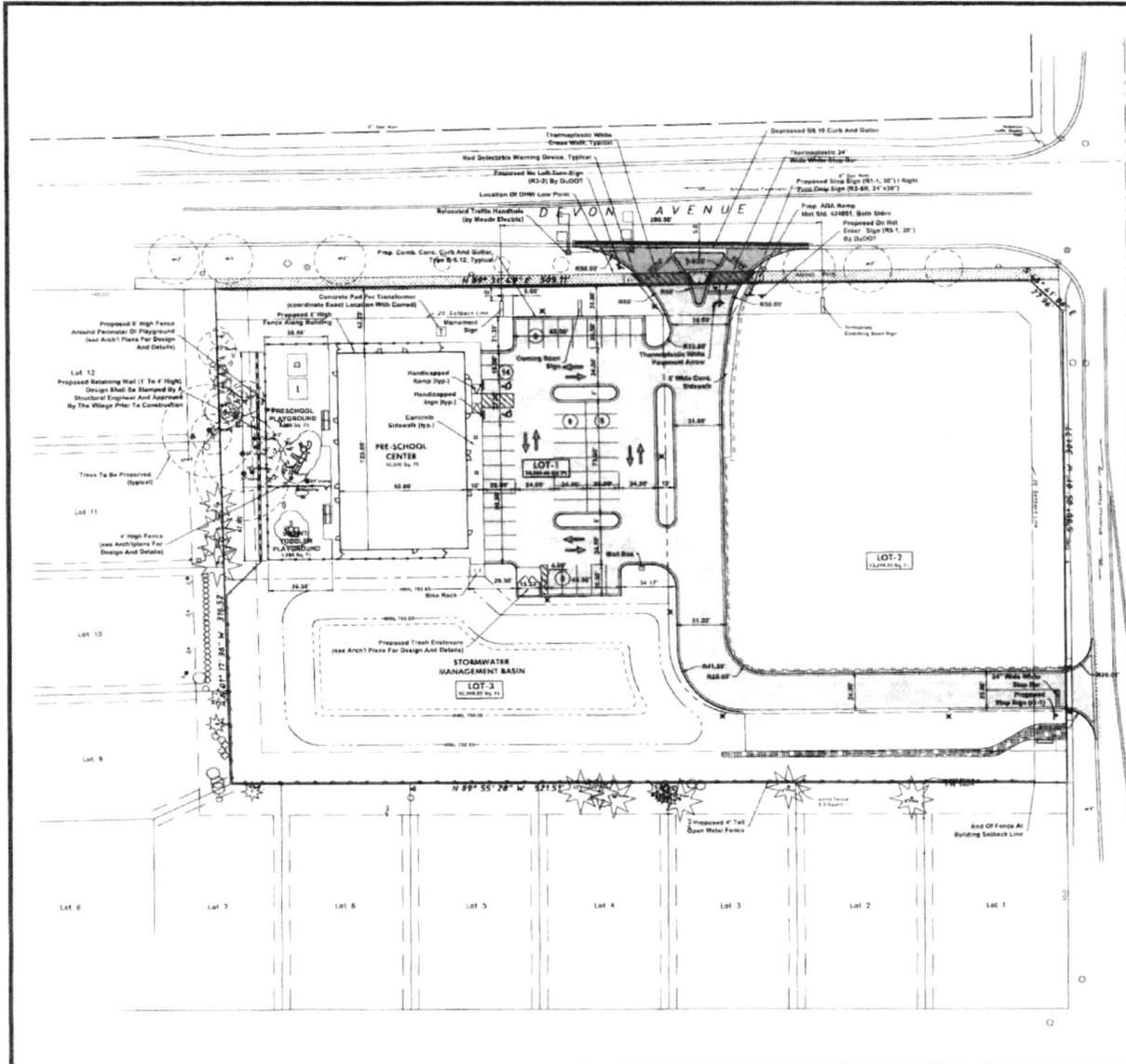
BEING A RESUBDIVISION OF LOT 88 IN BARTLETT EAST POINTE ESTATES, A PLANNED UNIT DEVELOPMENT IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUKE COUNTY, ILLINOIS



LINE TABLE	
LINE	LENGTH
1	1.2214
2	1.6829
3	0.9378
4	0.1500
5	0.1500
6	0.1500
7	0.1500
8	0.1500
9	0.1500
10	0.1500
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99	0.1500
100	0.1500

- LEGEND**
- Undeveloped Subdivision Lot No.
 - Surveying Subdivision Lot No.
 - Monumented Subdivision Lot No.
 - Boundary Line
 - Road Center Line
 - Public Arterial Easement Line
 - Right-of-Way Line

Parking Note:
No passenger vehicle parking allowed on Lot 1 and 2 and on available other 5.00pm on weekdays and on all on weekends. No parking spaces on Lot 1 shall be constructed and available for use by the Township, including the emergency, customer, incident and other on Lot 2.



- Notes:**
- 1) All Traffic signs shall be installed at 7 high to a ground elevation to the bottom of the sign.
 - 2) There shall be no landscaping within the County Right-of-Way.
 - 3) Red Detectable Warning Devices are required at all ADA ramps.
 - 4) All Traffic Signs shall be installed On Square Breakaway Post.



- Pre School Notes:**
1. All Pre School Center Parking Space Signage to be Ordered Through The Star Engraving.
 2. Exact Mailbox Location to be Verified With USPS.

LAND COVERAGE DATA

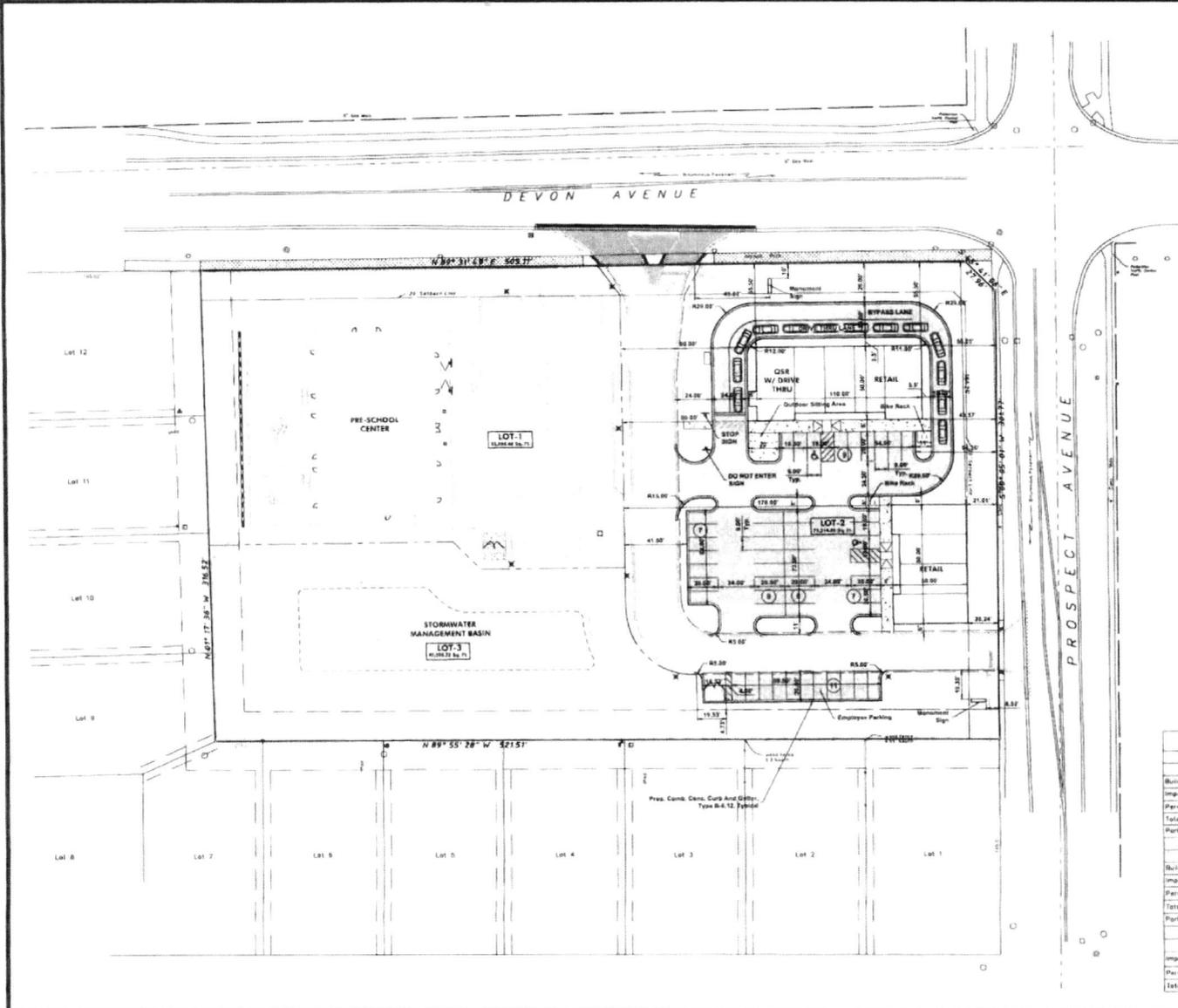
LOT-1 (Pre-School)		
	Square Feet	Acres
Building Area	10,000.00	0.22957
Impervious Area	31,250.97	0.71785
Permeous Area	31,831.48	0.72737
Total Site Area	53,082.46	1.21693
Parking Provided	51 Standard, 2 HC	
LOT-3 (Stormwater Management Basin)		
	Square Feet	Acres
Impervious Area - H M L	8,603.00	0.22545
Permeous Area	31,305.22	0.71867
Total Site Area	40,908.22	0.93912



HAEGER ENGINEERING
 1000 N. W. 10th Street, Suite 1000, Ft. Lauderdale, FL 33304
 Phone: (954) 561-1111
 Fax: (954) 561-1112
 Email: info@haegereng.com
 www.haegereng.com

FINAL PUD PLAN PHASE-1
DEVON-PROSPECT DEVELOPMENT
PUD EXHIBITS
 MARTIN LUNDQVIST

Project Manager: P.A.S.
 Engineer: K.M.L.
 Date: 02/11/2020
 Project No: 17190
 Sheet: PH-1



- Notes:**
- 1) All traffic signs shall be installed at 7' high from ground elevation to the bottom of the sign.
 - 2) There shall be no landscaping within the County Right-of-Way.
 - 3) All Detachable Warning Devices are required at all ADA ramps.
 - 4) All Traffic Signs shall be installed On Square Drive-way Feet!

PAVING LEGEND

	INTERLOCKING PAVEMENT - STANDARD
	INTERLOCKING PAVEMENT - HEAVY DUTY
	CONCRETE PAVEMENT
	GRAVELLY ASPHALT
	CHANNELIZED MEDIUM
	DEVON AVENUE R.O.W. MILLING PATCH ADA RAMP
	MEDIAN
	MILL WALL TRENCH

LAND COVERAGE DATA

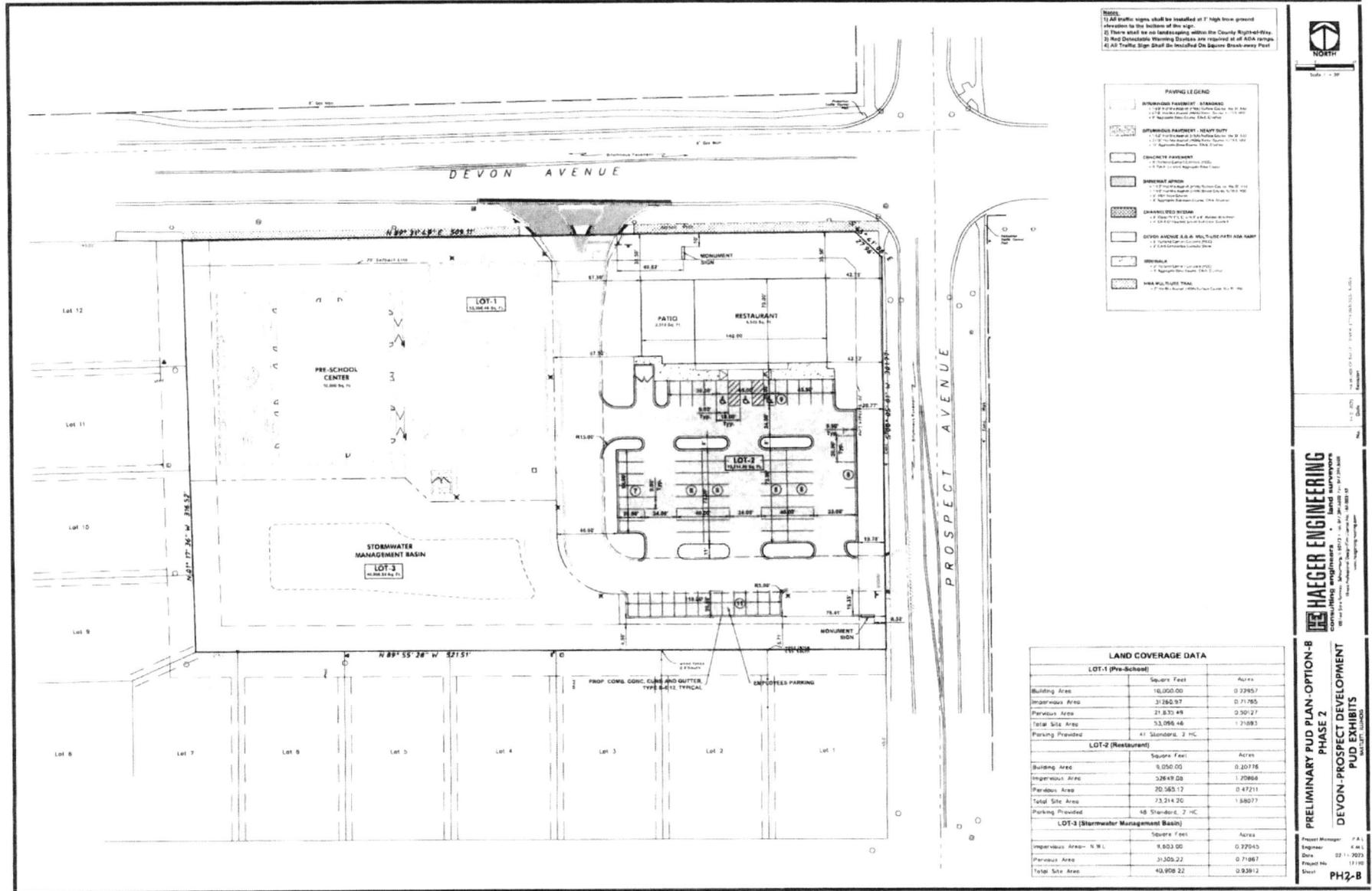
Category	Square Feet	Acres
LOT-1 (Pre-School)		
Building Area	10,000.00	0.22907
Impervious Area	31,280.97	0.71785
Permeous Area	21,835.49	0.50127
Total Site Area	53,096.46	1.21863
Parking Provided	41 Standard, 2 HC	
LOT-2 (QSR / Retail)		
Building Area	9,050.00	0.20776
Impervious Area	5,264.08	1.20886
Permeous Area	20,565.12	0.47211
Total Site Area	73,214.20	1.68377
Parking Provided	48 Standard, 2 HC	
LOT-3 (Stormwater Management Basin)		
Impervious Area - H.W.I.	9,603.00	0.22043
Permeous Area	31,305.22	0.71887
Total Site Area	40,908.22	0.93932



HAEGER ENGINEERING
 CONSULTING ENGINEERS
 10000 Devon Avenue, Suite 100, Dallas, TX 75243
 Phone: (972) 242-1100
 Fax: (972) 242-1101
 www.haeger-engineering.com

**PRELIMINARY PUD PLAN-OPTION-A
 PHASE 2
 DEVON-PROSPECT DEVELOPMENT
 PUD EXHIBITS**

Project Manager: J. J. ...
 Engineer: ...
 Date: 08-11-2023
 Project No: 17190
PH2-A



NOTES:
 1) All traffic signs shall be installed at 7' high from ground elevation to the bottom of the sign.
 2) There shall be no landscaping within the County Right-of-Way.
 3) Red Detachable Warning Devices are required at all ADA ramps.
 4) All Traffic Sign shall be installed On Square Block every Post.

PAVING LEGEND

- INTERLOCKED PAVEMENT - STANDARD**
 - 1) 12" x 12" x 4" Interlock Paving Stone, 100 lbs. per sq. yd.
 - 2) 1 1/2" Sand
 - 3) 1 1/2" Aggregate Base Course, 2 1/2" x 3/4"
- INTERLOCKED PAVEMENT - HEAVY DUTY**
 - 1) 12" x 12" x 4" Interlock Paving Stone, 100 lbs. per sq. yd.
 - 2) 2" Sand
 - 3) 2" Aggregate Base Course, 2 1/2" x 3/4"
- CONCRETE PAVEMENT**
 - 1) 4" Concrete
 - 2) 1 1/2" Sand
 - 3) 1 1/2" Aggregate Base Course
- ASPHALT DRIVE**
 - 1) 2" Hot Mix Asphalt
 - 2) 2" Hot Mix Asphalt
 - 3) 2" Hot Mix Asphalt
 - 4) 2" Hot Mix Asphalt
 - 5) 2" Hot Mix Asphalt
- CHARACTERIZED WALK**
 - 1) 1" Hot Mix Asphalt
 - 2) 1" Hot Mix Asphalt
 - 3) 1" Hot Mix Asphalt
 - 4) 1" Hot Mix Asphalt
 - 5) 1" Hot Mix Asphalt
- DEVON AVENUE S.S.A. WALK-USE PAVEMENT**
 - 1) 4" Concrete
 - 2) 1 1/2" Sand
 - 3) 1 1/2" Aggregate Base Course
- SEWERALS**
 - 1) 1" Hot Mix Asphalt
 - 2) 1" Hot Mix Asphalt
 - 3) 1" Hot Mix Asphalt
- WALK-WAY FLIGHT TRAIL**
 - 1) 1" Hot Mix Asphalt
 - 2) 1" Hot Mix Asphalt
 - 3) 1" Hot Mix Asphalt

LAND COVERAGE DATA

LOT-1 (Pre-School)		
	Square Feet	Acres
Building Area	10,000.00	0.22857
Impervious Area	31,260.57	0.71785
Pervious Area	21,830.49	0.50127
Total Site Area	53,096.46	1.21893
Parking Provided	41 Standard, 2 HC	
LOT-2 (Restaurant)		
	Square Feet	Acres
Building Area	9,050.00	0.20776
Impervious Area	3,284.98	0.07568
Pervious Area	20,585.13	0.47211
Total Site Area	73,314.30	1.68077
Parking Provided	48 Standard, 2 HC	
LOT-3 (Stormwater Management Basin)		
	Square Feet	Acres
Impervious Area- N.W.L.	8,603.00	0.19545
Pervious Area	31,505.22	0.71867
Total Site Area	40,108.22	0.93412

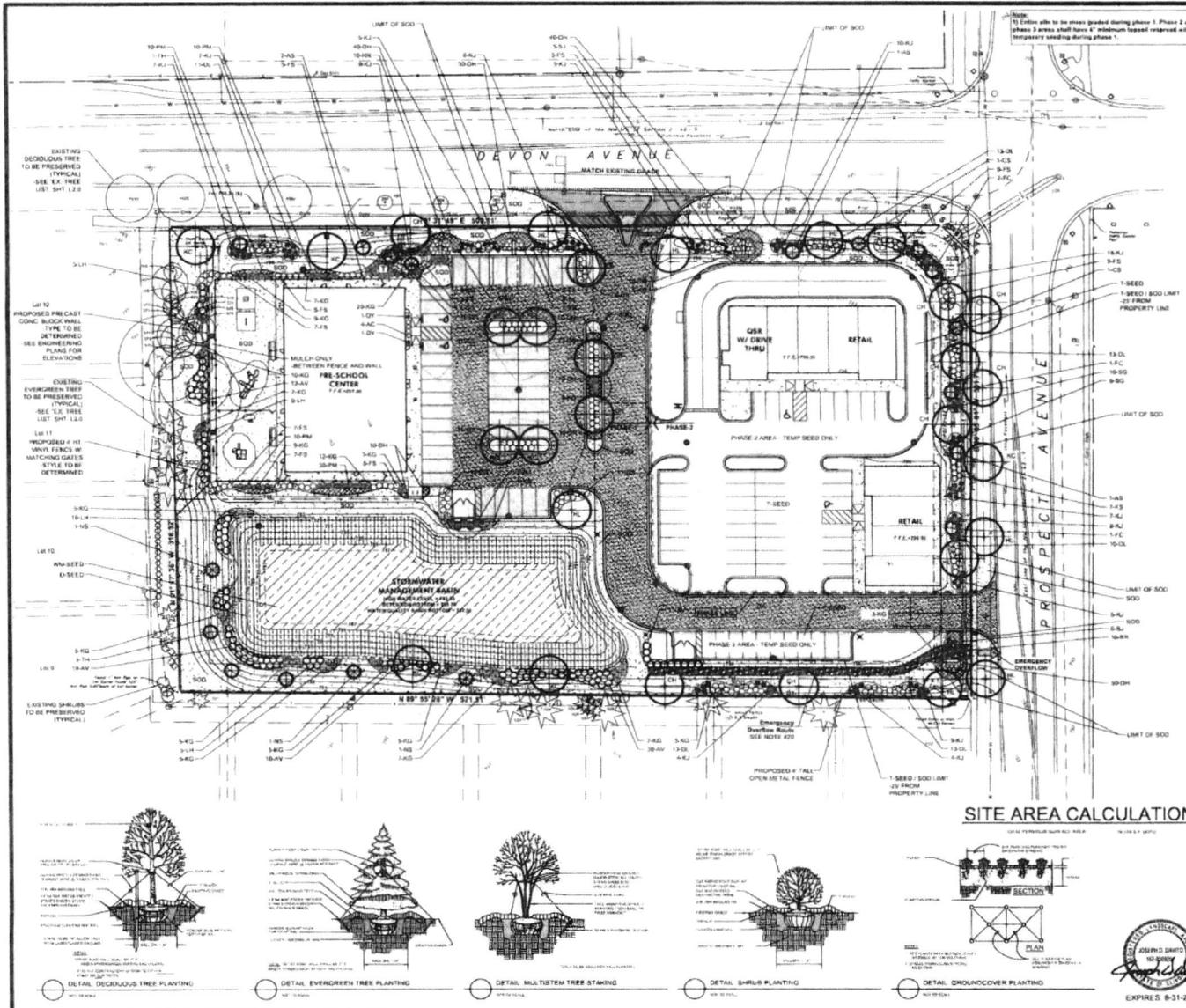
NORTH

Scale: 1" = 30'

HAEGER ENGINEERING
 CONSULTING ENGINEERS • LAND SURVEYORS
 401 East 10th Street, Suite 200, Lincoln, NE 68502
 Phone: (402) 441-1111 • Fax: (402) 441-1112
 www.haeger-engineering.com

**PRELIMINARY PUD PLAN-OPTION-B
 PHASE 2
 DEVON-PROSPECT DEVELOPMENT
 PUD EXHIBITS**

Project Manager: J.A.L.
 Engineer: C.M.L.
 Date: 02/1/2023
 Project No.: 17110
 Sheet: PH2-B



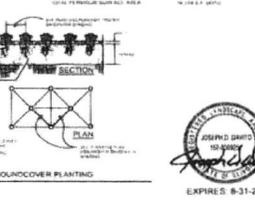
PLANT SCHEDULE

SYMBOL	DESCRIPTION	SIZE	QUANTITY	REMARKS
10	DECIDUOUS TREE	10\"/>		

LANDSCAPE PLAN NOTES

1. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
2. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
3. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
4. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
5. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
6. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
7. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
8. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
9. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
10. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

SITE AREA CALCULATION

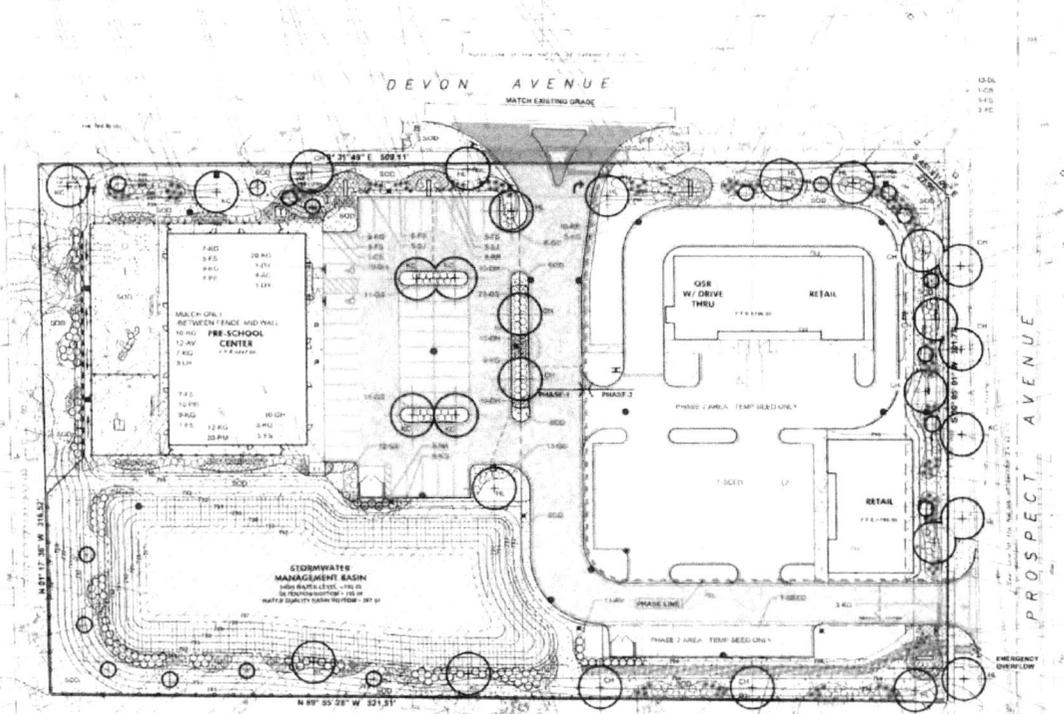


FEINER ENGINEERING

LANDSCAPE PLAN
DEVON-PROSPECT DEVELOPMENT
SITE IMPROVEMENT PLANS

J. DAVITO DESIGN, INC.
LANDSCAPE ARCHITECTURAL DESIGN

Project Manager: J.A.L.
Engineer: K.M.L.
Date: 09/05/2010
Sheet: 17/10
Scale: 1/8" = 1'-0"



Note:
 1) Entry will be mass graded during phase 1. Phase 2 and phase 3 areas shall have 4" minimum topsoil (import) with temporary seeding during phase 1.

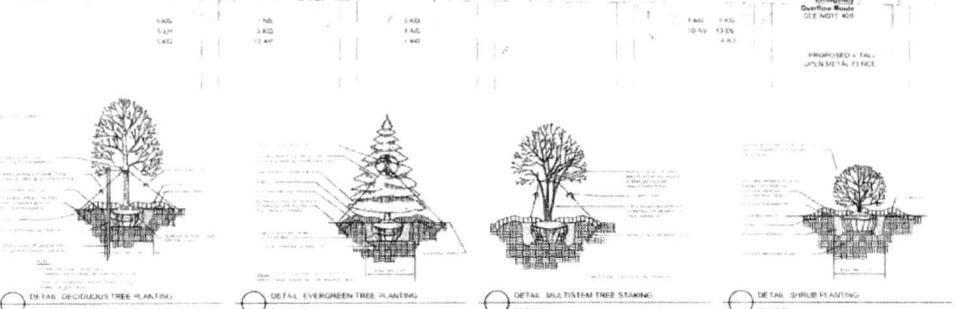
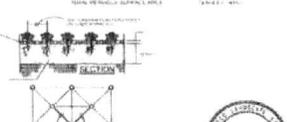
PLANT SCHEDULE

NO.	SYMBOL	PLANT	DATE	QUANTITY	REMARKS
1	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
2	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
3	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
4	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
5	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
6	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
7	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
8	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
9	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
10	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
11	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
12	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
13	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
14	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
15	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
16	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
17	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
18	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
19	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
20	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
21	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
22	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
23	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
24	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
25	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
26	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
27	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
28	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
29	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
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31	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
32	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
33	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
34	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
35	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
36	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
37	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
38	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
39	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
40	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
41	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
42	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
43	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
44	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
45	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
46	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
47	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
48	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
49	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'
50	(Symbol)	DOGWOOD	12/15/21	10	10' x 10' x 10'

LANDSCAPE PLAN NOTES

1. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
2. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
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SITE AREA CALCULATION



HAEGER ENGINEERING
 consulting engineers
 LANDSCAPE ARCHITECTURE
 DEVON-PROJECT DEVELOPMENT
 SITE IMPROVEMENT PLANS



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 Engineer: J. Davito
 Date: 07/01/2023
 Project No.: 23-001
 Sheet No.: 1.10

TRAFFIC IMPACT STUDY



ENGINEERING | SURVEYING | CONSTRUCTION

Project:

Devon-Prospect Development

Location:

Bartlett, Illinois

Prepared For:

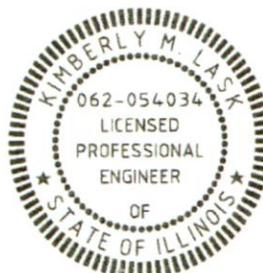
Inter-Continental Equities, LLC
2221 Camden Court, Suite 200 Oak Brook, IL 60523

Date:

December 22, 2017
Revised December 12, 2024
Revised February 5, 2025

Prepared By:

Kimberly Lask, P.E., PTOE, CFM
Haeger Project No.: 17-190



Kim Lask
EXPIRES 11-30-25

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1 - INTRODUCTION

Haeger Engineering LLC has conducted a trip generation study for a Pre-School Center and Retail Development located at the southwest corner of Devon Avenue (DuPage County Route #6) and Prospect Avenue in Bartlett, Illinois. The subject property is in Section 2, Township 40N, Range 9E. The parcel area is 3.84 acres, and the P.I.N. is 01-02-109-013. The property is currently zoned B-3 PUD. The location map and aerial photograph of the site vicinity are illustrated on *Figure 1* in *Appendix A*.

The project consists of a 3-lot commercial subdivision. Lot 1 is a 10,000 sq.ft. pre-school center. Development on Lot 2 is between two proposed options. Option A consists of a 5,250 sq.ft. retail and quick-service restaurant with drive-through at the north side of the lot and a 3,800 sq.ft. retail building at the southeast corner of the lot. Option B consists of a 6,500 sq.ft. restaurant. A stormwater management basin serving the subdivision is located on Lot 3. Access to the site includes two access driveways: one right-in/right-out driveway connecting to Devon Avenue and one full access driveway connecting to Prospect Avenue.

The Traffic Impact Study was conducted to assess the impact the proposed development would have on traffic conditions in the area and improvements necessary to accommodate site generated traffic safely and efficiently. The proposed site plans (Options A and B) are illustrated in *Appendix B*.

STUDY PARAMETERS

The scope of this analysis includes the following:

- *Data Collection*: This preliminary phase of the analysis included a reconnaissance survey of the site and its environs to determine the physical and operational characteristics of the existing street network that would serve the proposed development. Traffic counts conducted at the intersection of Devon and Prospect were used to determine existing weekday AM peak, weekday PM peak, and Saturday midday peak street traffic flow volumes within the vicinity of the site.
- *Land Uses*: Existing and proposed land uses near the development were evaluated.
- *Existing Roadway Network*: Traffic volumes (weekday AM/PM peak and Saturday midday peak), road geometrics, intersection geometrics, and traffic control devices were evaluated in the vicinity of the site. The influence area has been determined by the traffic generated from the site, the trip distribution of traffic, and the trip assignment of the traffic generated by the development over the surrounding area road network.
- *Peak-Hour Trip Generation Rates and Volumes*: A summary table was prepared listing each type of land use for the proposed development, the size or area for each type of land use, the average trip generation rates (weekday AM/PM peak and Saturday midday peak on adjacent street traffic) for each type of land use, and total number of trips generated.
- *Trip Distribution*: Both a figure and table are presented to show the directional distribution of site-generated traffic approaching and departing the site on the area road network.



- *Trip Assignment:* The technical analysis, methods, and assumptions used in the assignment are indicated. The trip distribution and subsequent assignment represent the most logically traveled routes.
- *Total Peak Hour Traffic Volumes:* The traffic volumes for access facilities, intersections, and the area road network within the area of influence area provided in a graphical format.
- *Capacity Analyses:* Capacity analyses were conducted at proposed access points. Consideration was given to the existing and projected levels of service and the adequacy of storage for projected queue lengths.
- *Traffic Control Measures:* The type and extent of traffic control measures were examined.
- *Conclusions and Recommendations:* These findings include all improvements for access facilities, intersections, and the area road network.

2 - LAND USE

The subject property is 3.84 acres of undeveloped land located at the southwest corner of Devon Avenue and Prospect Avenue in the Village of Bartlett. Major land uses in the vicinity of the development include single-family residential to the south and west (Bartlett East Pointe Subdivision), multifamily residential (Asbury Place) to the north, and a commercial development (Devon Prospect Plaza) to the northeast. There is a small parcel of undeveloped land to the east that is zone SR-4 Suburban Residential.

3 - EXISTING ROADWAY NETWORK

A field investigation was conducted along the adjacent segments of Devon Avenue and Prospect Avenue. The following information was obtained about the existing roadway network. See *Figure 2* for an exhibit illustrating the existing street characteristics.

DEVON AVENUE (DuPAGE COUNTY ROUTE #6)

- An east-west major collector roadway providing two lanes in each direction that is under the jurisdiction of DuPage County Division of Transportation (DuDOT).
- At its signalized intersection with Prospect Avenue, Devon Avenue provides a left-turn lane, through lane, and a shared through / right-turn lane at both the east and west approaches.
- The posted speed limit is 35 mph.
- The average daily traffic volume on Devon Avenue, published by IDOT, is 3,700 vpd in 2020. In 2016 the average daily traffic volume was 9,150 vpd.

PROSPECT AVENUE

- A north-south minor collector roadway providing one lane in each direction that is under the jurisdiction of the Village of Bartlett.
- At its signalized intersection with Devon Avenue, Prospect Avenue provides a left-turn lane and a shared through / right-turn lane at both the north and south approaches.



- The posted speed limit is 30 mph.
- The average daily traffic volume on Prospect Avenue, published by IDOT, is 3,350 vpd north of Devon in 2022 and 1,550 vpd south of Devon in 2020. The average daily traffic volume north of Devon was 3,250 vpd in 2018 and 2,350 vpd south of Devon in 2016.

EXISTING TRAFFIC

Figure 3 summarizes the existing weekday AM peak hour, weekday PM peak hour, and Saturday midday peak hour traffic volumes. Traffic counts were conducted at the intersection of Devon Avenue and Prospect Avenue. Hourly counts were conducted on November 14, 2024 from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, and on November 16, 2024 from 11:00 AM – 2:00 PM.

The results indicate that the weekday AM peak hour street traffic occurred from 7:00 AM to 8:00 AM, the weekday PM peak hour occurred from 4:30 PM to 5:30 PM, and the Saturday midday peak hour occurred from 12:00 PM – 1:00 PM. The existing traffic count data can be found in *Appendix C. Figure 3* also provides the ADT 24-hour volume along Devon Avenue and Prospect Avenue as published by IDOT.

4 – PEAK HOUR TRIP GENERATION AND DIRECTIONAL DISTRIBUTION

In order to accurately estimate the traffic that will be generated by the proposed development, data compiled by the Institute of Transportation Engineers (ITE) in the 11th Edition of the *Trip Generation Manual* was utilized. Trip generation for a proposed development depends on the size and characteristics of the anticipated land uses. The volume of traffic generated by the square footage of the proposed facility was used to determine anticipated traffic volume. The ITE land use codes that were consulted for this analysis are indicated in *Table 1* along with the estimated weekday AM, weekday PM, and Saturday midday peak hour traffic volumes. Note that the pre-school center will be closed on Saturday.

Table 1 – ITE Land Use Codes and Peak Hour Trip Generation (Option A)

Land Use	ITE Code	Peak Hour Traffic Volumes						Daily Traffic Volumes Weekday	Daily Traffic Volumes Saturday
		AM Peak		PM Peak		Saturday Mid-day Peak			
		In	Out	In	Out	In	Out		
Day Care Center (10,000 sf)	565	62	55	56	62	0	0	476	0
Retail (Shopping Center) (7,750 sf)	822	29	30	55	48	26	25	557*	---
Fast-Food Restaurant with Drive-Through Window (1,300 sf)	934	34	32	34	32	37	35	608	801
Total Traffic		125	117	145	142	63	60	1,641	801

Note: --- No data available for Saturday daily traffic volumes for ITE Code 822

* Data for ITE Code 822 indicates a small sample size for daily traffic volumes



Table 2 – ITE Land Use Codes and Peak Hour Trip Generation (Option B)

Land Use	ITE Code	Peak Hour Traffic Volumes						Daily Traffic Volumes Weekday	Daily Traffic Volumes Saturday
		AM Peak		PM Peak		Saturday Mid-day Peak			
		In	Out	In	Out	In	Out		
Day Care Center (10,000 sf)	565	62	55	56	62	0	0	476	0
Restaurant (6,500 sf)	931	23	6	33	21	41	28	545	585
Total Traffic		85	61	89	83	41	28	1,021	585

Option A generates more traffic volume and will be used in the capacity analyses.

DIRECTIONAL DISTRIBUTION

The directional distribution of site-generated trips on the external street system is a function of several variables, including the operational characteristics of the adjacent roadways and the ease that drivers can travel over various sections of the street system without encountering major levels of congestion. The directions from which employees and patrons approach and depart the site were estimated based on the existing travel patterns as determined from the traffic count data. The estimated directional distribution of patron arrival and departure patterns are listed in *Table 3* and illustrated in *Figure 4*.

Table 3 – Trip Distribution

Route and Direction	To / From Percent
Devon Avenue	
- East of Prospect Ave.	40%
- West of Prospect Ave.	30%
Prospect Avenue	
- North of Devon Ave.	20%
- South of Devon Ave.	10%

5 – TRIP ASSIGNMENT & PROPOSED ACCESS DRIVEWAYS

Not all vehicle trips expected to be generated by the proposed project represent new trips on the study area roadway system. Studies have shown that for retail and quick service restaurant developments, a portion of the site-generated vehicle trips are already present in the adjacent passing traffic. Based on data in the *ITE Trip Generation Handbook*, 3rd Edition, the average pass-by trips is 34% for retail developments and 49% for a fast food restaurant with a drive-through window. To provide a conservative analysis, pass-by trip reduction was not applied to the proposed site-generated traffic.



The estimated weekday AM, weekday PM, and Saturday midday peak hour traffic volumes that will be generated from the proposed development were assigned to the various street and access driveways serving the site as illustrated in *Figure 5*. The volumes assigned to the proposed access driveways are in accordance with the previously described directional trip distribution patterns. As indicated previously, one full access driveway on Prospect Avenue and one limited access driveway on Devon are proposed.

- Access 1: This driveway is a full access driveway that will provide one inbound and one outbound lane. The centerline of Access 1 is located 320 ft south of the signalized intersection of Devon Avenue and Prospect Avenue. Exiting movements will be under stop sign control.
- Access 2: This driveway is a limited access, right-in/right-out driveway. The centerline of Access 2 is located 270 ft. west of the signalized intersection of Devon Avenue and Prospect Avenue. The driveway will provide one inbound lane and one outbound lane which will be under stop sign control.

6 – TOTAL PEAK HOUR TRAFFIC VOLUMES

To evaluate the impact that site-generated traffic will have on area roadways, the total weekday AM, weekday PM, and Saturday midday peak hour traffic volumes at the study intersections were estimated for the year 2029. To develop future volumes on the existing roadway system, a conservative growth rate of 1.0 percent per year was used to estimate the 2029 peak hour traffic volumes. This growth rate was found using the CMAP projections shown in *Appendix G*. The current ADT rates compared to the projected 2050 rates provided a reference to calculate 2029 volumes.

The future no-build traffic volumes are shown on *Figure 6* in *Appendix A*. *Figure 7* illustrates the site-generated traffic with 2029 traffic volumes to obtain the total peak hour traffic assignments

7 – CAPACITY ANALYSIS

The traffic impact that the development will have on the adjacent external road system is dependent on its vehicular access and internal circulation plan. Analysis of intersection and access drive operations were conducted for the AM peak, PM peak, and Saturday midday peak hours using the methodology in the Transportation Research Board's *Highway Capacity Manual, 7th Edition*. Transportation analysis software, Synchro Studio 12, was used to calculate the levels of service (LOS) for individual movements, approaches, and for the intersection as a whole.

LOS is a qualitative measure of the traffic operations at an intersection or on a roadway segment. It is ranked from LOS A, which signifies little or no congestion and is the highest rank, to LOS F, which signifies congestion and jam conditions. LOS D is typically considered adequate for peak hour operations at intersections. The LOS for an intersection is based on the control delay per vehicle which is the portion of the total delay attributed to traffic control measures such as stop signs and traffic signals. For signalized intersections, the control delay is calculated for each lane group and then compiled for each approach and for the entire intersection. For an unsignalized intersection, LOS is calculated for those movement that must each stop or yield to oncoming



traffic and is based on average control delay for the particular movement. The criteria for LOS are shown in *Table 4*.

Table 4 – Level of Service Criteria – Signalized and Unsignalized Intersections

Level of Service	Signalized Intersection Delay (sec/veh)	Unsignalized Intersection Delay (sec/veh)	Description
A	≤ 10	≤ 10	Little to no delay to motorists
B	> 10 and ≤ 20	> 10 and ≤ 15	Relatively low delay to motorists
C	> 20 and ≤ 35	> 15 and ≤ 25	Average delays to motorists
D	> 35 and ≤ 55	> 25 and ≤ 35	Congestion becomes more noticeable. Delays are within an acceptable range.
E	> 55 and ≤ 80	> 35 and ≤ 50	High delays to motorists.
F	> 80	> 50	High delays to motorists. Arrival flow rates exceed the capacity of the intersection.

Levels of service were calculated at Devon Avenue and Prospect Avenue and the proposed access drives for the following scenarios.

- Existing Conditions – Year 2024
- Future No Build – Year 2029
- Future with Project Traffic – Year 2029

A summary of the results for the Devon Avenue and Prospect Avenue intersection is included in *Table 5*, and the results for the unsignalized access driveways are in *Table 6*. The Synchro Studio capacity analyses are included in *Appendix E*.



Table 5 – Level of Service Summary – Devon Avenue and Prospect Avenue (Signalized)

Year	Peak Hour	Eastbound		Westbound		Northbound		Southbound		Overall
		L	TR	L	TR	L	TR	L	TR	
2024 Existing Conditions	Weekday AM	A 5.1	A 8.2	A 5.1	B 10.6	C 27.8	C 34.2	D 44.7	C 33.5	C 20.9
		A 7.5		B 10.1		C 33.3		D 39.4		
	Weekday PM	A 5.6	A 9.8	A 5.3	B 12.1	C 29.2	C 30.4	C 32.8	D 42.5	B 19.0
		A 8.9		B 11.6		C 30.1		D 39.7		
	Saturday Midday	A 3.9	A 7.7	A 3.8	A 8.7	C 30.5	C 34.6	C 34.9	D 35.5	B 16.1
		A 6.9		A 8.1		C 33.6		D 35.3		
2029 No-Build	Weekday AM	A 5.3	A 8.4	A 5.2	B 10.8	C 27.7	C 34.3	D 46.0	C 33.6	C 21.3
		A 7.6		B 10.8		C 33.5		D 40.1		
	Weekday PM	A 5.8	A 10.0	A 5.4	B 12.5	C 29.6	C 30.5	C 33.0	D 43.6	B 19.4
		A 9.1		B 11.9		C 30.3		D 40.6		
	Saturday Midday	A 4.0	A 7.9	A 3.9	A 8.9	C 30.6	C 35.0	D 35.2	D 35.7	B 16.3
		A 7.0		A 8.3		C 33.8		D 35.5		
2029 Total With Project	Weekday AM	A 5.5	B 10.9	A 5.5	B 11.1	C 32.1	D 35.6	D 48.9	D 35.1	C 22.2
		A 9.5		A 9.7		C 34.6		D 41.7		
	Weekday PM	A 6.2	B 11.8	A 5.9	B 13.0	D 42.2	C 31.4	C 32.8	D 47.6	C 21.1
		B 10.5		B 11.8		D 35.1		D 43.7		
	Saturday Midday	A 4.3	A 9.0	A 4.2	A 9.2	C 32.5	C 35.0	C 34.4	D 36.2	B 16.9
		A 8.0		A 8.3		C 34.2		D 35.5		



Table 6 – Level of Service Summary – Access Driveways (Unsignalized)

Year	Intersection	Approach	Movement	Peak Hour Traffic		
				AM Peak	PM Peak	Saturday Midday
				LOS Delay	LOS Delay	LOS Delay
2029 with Project	Prospect Ave and Access 1 (Full)	NB	LT	A 7.6	A 7.9	A 7.6
		EB	RT/LT	B 10.7	B 11.9	B 10.3
	Devon Ave and Access 2 (RIRO)	NB	RT	A 9.8	B 10.1	A 9.5

Devon Avenue and Prospect Avenue

Based on the results of the capacity analyses, the intersection currently operates at LOS C during the AM peak hour and LOS B during PM and Saturday midday peak hours. The intersection is projected to continue operating at the same LOS during the AM peak hour and Saturday midday peak hour in 2029 with the project. The 2029 with project PM peak hour is projected to operate at LOS C. The total intersection delay remains consistent with existing conditions, and the proposed development will have minimal impact on the intersection operations.

The NB Prospect Avenue approach is projected to operate at LOS C and the southbound approach at LOS D. The LOS are consistent with existing conditions. Devon Avenue approaches will operate at LOS A or B for all time periods studied.

The 2029 with project 95th percentile queue length for Prospect Avenue NB through traffic is projected to be 142 ft. for the AM Peak hour, 119 ft. for the PM Peak hour, and 99 ft. for the Saturday Midday Peak hour. The 2029 with project 95th percentile queue length for Devon Avenue EB through traffic is projected to be 70 ft. for the AM Peak hour, 84 ft. for the PM Peak hour, and 59 ft. for the Saturday Midday Peak hour. Existing peak hour queue lengths are lower than the 2029 projected queues. The existing and 2029 projected queues are not anticipated to block the proposed access driveways, providing efficient and safe entry to and from the development.

Prospect Avenue and Access 1 (Full Access Driveway)

The EB shared right-turn and left-turn lane is expected to operate at LOS B for the AM peak, PM peak, and Saturday midday peak hours. The NB left-turns will operate at LOS A during all evaluated peak hours.

The 95th percentile queues for exiting traffic are not anticipated to exceed 1 vehicle for all peak hours studied, which will not impact operations onsite or offsite.

To determine whether auxiliary turn lanes are required at Access 1, the total projected 2029 traffic volumes were compared with the right-turn lane warrant criteria (Figure 36-3.A) and left-turn lane warrant criteria (Figure 36-3G) in the IDOT Bureau of Design and Environment Manual. Based on the criteria, an exclusive right-turn



lane and an exclusive left-turn lane are not warranted at Access 1. The turn-lane warrant figures are included in *Appendix H*.

Devon Avenue and Access 2 (Right-in/right-out Driveway)

The NB right-turn lane will operate at LOS A during the AM peak hour and Saturday midday peak hour. The NB right-turn lane will operate at LOS B during the PM peak hour.

The 95th percentile queues for exiting traffic are not anticipated to exceed 1 vehicle for all peak hours studied, which will not impact operations onsite or offsite.

To determine whether right-turn lane is required at Access 2, the total projected 2029 traffic volumes were compared with the right-turn lane warrant criteria in Chapter 36 of the IDOT Bureau of Design and Environment Manual. Since Devon Avenue is not a high-speed highway, other intersections on Devon Avenue do not have right-turn lanes, and there are no sight distance restrictions, an exclusive right-turn lane is not warranted at Access 2.

8 - DRIVE-THROUGH STACKING ANALYSIS

The proposed Option A and Option B site plans are shown in *Appendix B*. As previously mentioned, Option A includes a 1,300 sq.ft. quick service restaurant with drive-through window. There is a one-way counterclockwise movement through the drive-through. As shown on the Option A site plan, the number of vehicles that can be stacked is a total of 13 vehicles within the drive-through lane. An additional one vehicle can also be stacked onsite without disrupting onsite circulation. An article titled *Drive Through Queue Generation* prepared by Mike Spack, P.E., PTOE, et. al. recommends that fast food restaurants have a stacking length of 240 ft. or 12 vehicles. A copy of the article is included in *Appendix I*. The proposed drive-through stacking will adequately accommodate the anticipated vehicle queue for the proposed quick service restaurant.

9 - RECOMMENDATIONS AND CONCLUSION

Several components were considered to facilitate traffic on and off the site.

- Provide a limited access right-in/right-out drive to Devon Avenue.
- Provide a full access drive to Prospect Avenue.
- Provide sufficient storage distance to allow appropriate decisions when entering the site.
- Provide sufficient storage to allow queuing of vehicles exiting the site.
- Provide sufficient storage distance to allow queuing of vehicles prior to the drive-through window.
- Deliveries should occur during off-peak hours.
- "Do Not Enter" signs should be installed at the drive-through exit to discourage wrong way traffic from entering.
- Appropriate wayfinding signage should be provided to direct traffic to the drive-through.

Date: February 18, 2025

To: Ms. Kristy Stone, AICP
Planning and Development Services Director, Village of Bartlett

From: Lynn M. Means, P.E., PTOE, RSP₁
Senior Transportation Engineer

Re: Mixed-Use Development
Southwest Corner Devon Avenue and Prospect Avenue
Bartlett, Illinois

BLA, Inc. (BLA) is in receipt of the following documentation for the project referenced:

- Traffic Impact Study (TIS) prepared by Haeger Engineering dated February 5, 2025.
- Site Improvement Plans, prepared by Haeger Engineering dated February 5, 2025.

BLA has reviewed the documentation provided pertaining to traffic, parking and on-site circulation and generally concur with the findings and conclusions. We offer the following additional information:

TIS Analysis, Findings and Recommendations

BLA has found the documentation, in general, to adequately address the comments and concerns raised in the review memorandum dated January 10, 2025. *The following items are outstanding; however, an updated Traffic Impact Study is not anticipated to be required.*

1. No additional information was provided regarding the specific tenant for the quick service restaurant (QSR) use under Option A. *It is assumed that a coffee shop is not considered for the QSR space.*
2. Similarly, under Option B, no information was provided for the specific tenant for the restaurant use. *Again, it is assumed that a high-turnover restaurant is not considered for the restaurant space, should Option B be pursued.*
3. There were errors noted on the auxiliary turn lane analyses worksheets for the Prospect Avenue site access contained in the TIS appendix:
 - Left turn lane warrant: The opposing volume excluded the left-turn volume.
 - Right turn lane warrant: The design hour volume (DHV) excluded the right-turn volume, and the right-turn volume did not include the adjustment (when a design speed is below 50 mph and the DHV is less than 300 and right turn volumes are greater than 40, 20 should be subtracted from the right-turn volume).

Note: The above errors do not change the findings/recommendations included in the TIS, a left- and right-turn lane are not warranted at the Prospect Avenue site access.

4. Under 2029 No-Build conditions, during the weekday AM peak hour, the westbound through volume was incorrectly input in the synchro analyses as 140 versus 147. *This modification will not materially impact the study's findings or recommendations.*
5. The adequacy of the drive-thru queuing (stacking) was based on published article titled: *Drive Through Queue Generation*. The information specific to QSR use was based on data collected in 2011/2012 in Minnesota. Due to the geographic location and age (well over 10 years old), with significant changes to the QSR industry, including a notable increase in drive-thru use during/post Covid-19 pandemic, it is recommended that a statement be made regarding recent observations/experience at similar existing uses in the Chicagoland area to substantiate the referenced resource. *Note: Based on BLA's experience with similar, local QSR uses, it is anticipated that the drive-thru stacking to be sufficient to accommodate the expected peak demand.*

Site Plan

BLA has found the Site Improvement Plans, in general, to address the comments and concerns raised. The following comments/questions remain outstanding:

1. Consideration should be given to installing a sidewalk internal to the site to provide a connection to the existing sidewalk along the west side of Prospect Avenue.
2. Should Option B be considered, it is recommended that the five parallel parking spaces along the east property be eliminated or designated as employee only.
3. A crosswalk should be striped for the pedestrian crossing within the drive-thru lane. Consideration should also be given to placing the Stop bar and sign in advance of the crosswalk.

Parking

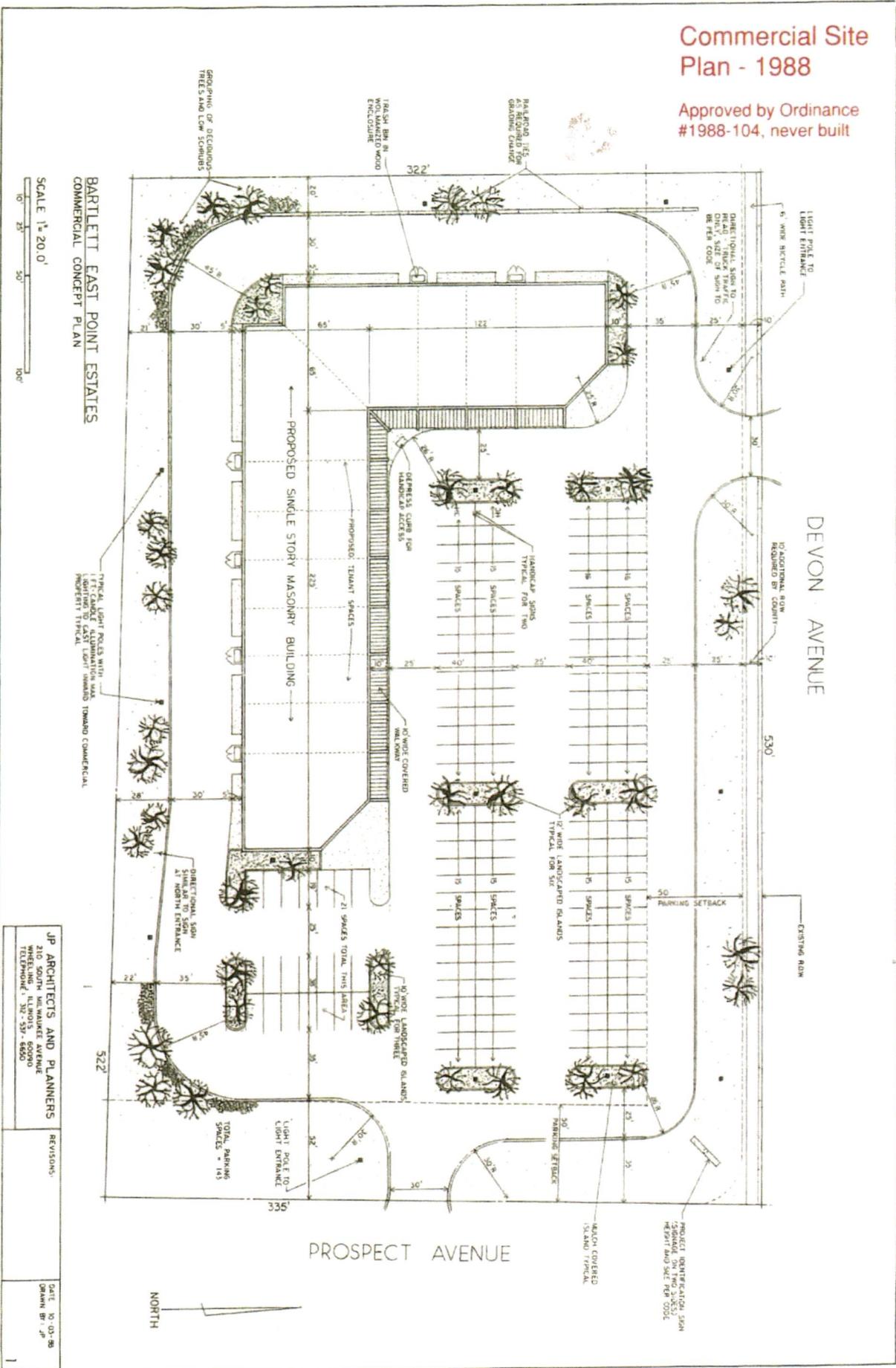
No supporting information was provided to address the previously noted questions/comments regarding parking.

1. If Option B is considered, a parking study should be provided which includes the anticipated peak parking demand based on the Village Code, ITE (industry standard) and/or local data to ensure adequacy of the parking supply. *It is also anticipated that a valet parking plan and shared parking analysis will be required under this option based on the fine dining restaurant use operating characteristics.*
2. The uses for the unidentified retail space in Option A should be monitored. Should additional restaurant and/or higher intensity retail occupy this space, shared parking with the daycare and/or limitations to the number of restaurants and/or hours of operation may be needed to ensure adequate parking is maintained on-site.

Please do not hesitate to contact BLA at 630-438-6400 should you have any questions.

Commercial Site Plan - 1988

Approved by Ordinance #1988-104, never built



BARTLETT EAST POINT ESTATES
COMMERCIAL CONCEPT PLAN



TYPICAL LIGHT POLES WITH
1 FT. CANTILEVER ARMOUNTING AND
PROPERTY TYPICAL TOWARD COMMERCIAL

JP ARCHITECTS AND PLANNERS
210 SOUTH MILWAUKEE AVENUE
WHEELING, ILLINOIS 60090
TELEPHONE: 312-537-6600

REVISIONS:

DATE: 10-03-88
DRAWN BY: JP

PROSPECT AVENUE

DEVON AVENUE

NORTH

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

25-015

DATE: April 24, 2025
TO: The Chairman and Members of the Planning and Zoning Commission
FROM: Brian Krause, Associate Planner *BK*
RE: **(#25-04) Star Buds Dispensary**

PETITIONER

Ahmad Joudeh

SUBJECT SITE

801-803 S IL Route 59

REQUESTS

Special Use Permit – Adult-Use Cannabis Dispensary

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Commercial	Commercial	B-3
North	Commercial	Commercial	B-3
South	Commercial	Commercial	B-3
East	Residential	Estate Residential	ER-3
West	Commercial	Commercial	B-3 PUD

CURRENT DISCUSSION

1. The petitioner seeks to occupy 4,561 square feet of the Brewster Creek Shopping Centre. The petitioner is requesting a **special use permit** for an adult-use cannabis dispensary at 801 S Route 59. The onsite consumption of cannabis is prohibited. The petitioner will also operate a bakery at 803 S Route 59 which produces hemp-infused baked goods. *The bakery does not require a special use permit since the products are infused with hemp, not cannabis.* Both units will only be available to ages 21+.
2. The shopping center parking lot provides 185 parking spaces. The dispensary requires 7 parking spaces, and the bakery requires 4 parking spaces. The requirements for both uses are met with the existing parking.

3. The proposed dispensary is required to meet the additional requirements of the Illinois Department of Financial and Professional Regulation for an adult-use cannabis dispensary license and an approved security plan.
4. The proposed hours of operation for the dispensary and bakery are 8:00 a.m. to 10:00 p.m, 7 days a week. At this location, the applicant predicts 40% of the purchases being pre-ordered. Each customer typically spends 3 – 5 minutes in the store.

RECOMMENDATION

1. The Staff recommends **approval** of the petitioner's request for a special use permit subject to the following conditions and findings of fact:
 - A. Approval of an adult-use cannabis dispensary license with the Illinois Department of Financial and Professional Regulation.
 - B. The hours of operation shall be limited to the hours of 8:00am to 10:00pm, 7 days a week.
 - C. All proposed signage shall require permits and approval from the Planning and Development Services Department prior to installation.
 - D. Building permits shall be required for all construction activities, and this Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind may be commenced on the Subject Property pursuant to the approvals granted by this Ordinance unless and until all condition of this Ordinance precedent to that work have been fulfilled and after all permits, approvals, and other authorizations for the work have been properly applied for, paid for, and granted in accordance with all applicable laws and regulations.
 - E. The Barlett Zoning Ordinance, the Subdivision Ordinance, Village building codes, and all other applicable Village ordinances and regulations shall continue to apply to the Subject Property, and the development and use of the Subject Property must comply with all laws and regulations of the Village and all other federal, state, and local governments and agencies having jurisdiction.
 - F. All business licenses shall be applied for, paid for, and granted with the Village prior to operating this business.
 - G. The special use permit shall not be transferred to any person or entity other than the Petitioner without that person or entity first applying for and receiving the Village's approval of a new application for a special use permit.
 - H. Findings of fact (special use permit):
 - i. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of

- public convenience and will contribute to the general welfare of the neighborhood or community;
- ii. That the proposed use will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.
 - iii. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.
- I. Additional findings of fact (cannabis-related special use permits):
- i. The proposed facility will not negatively impact existing or future uses located within the vicinity of the subject property.
 - ii. The proposed structure in which the facility will be located complies with the Village of Bartlett Zoning Ordinance (the Zoning Code) and Building Code.
 - iii. The proposed hours of operation for the proposed facility coincide with the hours established by the State of Illinois.
 - iv. The proposed facility has satisfied all necessary security measures as required by the State of Illinois and the Village, including but not limited to approval of a security plan and security installations.
 - v. The proposed parking for the facility satisfies the parking requirements in the Zoning Code and is based on one (1) space per two hundred (200) square feet of retail floor area for an adult-use cannabis dispensing center.
 - vi. The proposed traffic generated by the facility will not negatively impact the adjacent roadway capacity nor will it negatively impact access to adjacent roadways.
 - vii. The design and layout of the site, including internal site circulation is compatible with adjacent land uses and provides for safe, efficient movement of traffic.
 - viii. The proposed signage for the facility complies with the Village of Bartlett Sign Code regulations as outlined in the Zoning Code.
 - ix. The proposed facility satisfies and complies with all requirements provided in section 10-2-2 of the Zoning Ordinance.
 - x. Building enhancements, such as security cameras, lighting or other improvements, as set forth in the special use permit, to ensure the safety of employees and customers of the adult-use cannabis dispensing center, as well as its environs have been satisfied. Said improvements shall be determined based on the specific characteristics of the floor plan for an adult-use cannabis dispensing center and the site on which it is located, consistent with the requirement of the Cannabis Regulation and Tax Act, P.A. 101-0027, as it may be amended from time to time, and regulations promulgated thereunder.

PDS Memo 25-015

April 24, 2025

Page 4 of 4

Background material is attached for your review and consideration.

ab/attachments

General - PDS Team\memos 2025\015_Starbuds_pz.docx

Ahmad Joudeh



06/04/2024

Dear Village of Bartlett,

I am writing to you on behalf of Star Buds Dispensary regarding our business operations and development plans in Bartlett, IL. As a reputable and responsible member of the cannabis industry, we are committed to upholding the highest standards of compliance, safety, and community engagement.

Our proposed business operations in Bartlett aim to provide a safe and regulated environment for adult-use cannabis consumers while also contributing positively to the local economy and community. We have meticulously designed our business model to align with both state regulations and community values, ensuring that our presence will enhance rather than detract from the neighborhood.

At Star Buds Dispensary, we prioritize transparency and collaboration in our approach to business. We recognize the importance of open communication with local authorities, stakeholders, and residents to address any concerns and foster mutual understanding. Our team is dedicated to proactive engagement with the community, including participating in local events, supporting charitable initiatives, and providing educational resources about responsible cannabis use.

Furthermore, we are committed to implementing robust safety measures to mitigate any potential risks associated with our operations. This includes strict adherence to security protocols, comprehensive employee training, and responsible product sourcing to guarantee the highest quality and safety standards for our customers.

We believe that our presence in Bartlett will not only provide access to safe and regulated cannabis products for adults but also create job opportunities and generate revenue for the local economy. Additionally, we are committed to being good corporate citizens by investing in initiatives that benefit the community and promote social responsibility.

In conclusion, Star Buds Dispensary is dedicated to operating responsibly and ethically in Bartlett, IL. We are confident that our business will contribute positively to the community while upholding the values of integrity, safety, and compliance.

We look forward to having our new Star Buds Dispensary opened in Bartlett!

Sincerely,

Ahmad Joudeh
President
Star Buds Dispensary



**VILLAGE OF BARTLETT
SPECIAL USE PERMIT APPLICATION**

For Office Use Only
Case # 25-04
RECEIVED
PLANNING & DEVELOPMENT
FEB 27 2025
VILLAGE OF
BARTLETT

PROJECT NAME Star Buds Bartlett

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Ahmad Joudeh

Street Address: [REDACTED]

City, State: [REDACTED]

Zip Code: 60455

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred method to be contacted: Phone #

PROPERTY OWNER INFORMATION

Name: Brewster Creek L.P

Street Address: [REDACTED]

City, State: [REDACTED]

Zip Code: [REDACTED]

Phone Number: [REDACTED]

OWNER'S SIGNATURE: _____ **Date:** _____
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

SPECIAL USE PERMIT REQUESTED (Please describe i.e. liquor sales, outdoor seating, etc.)

Adult Use Cannabis Dispensary located at 801 & 803 Illinois Rte 59 Bartlett, IL 60103

PROPERTY INFORMATION

Common Address/General Location of Property: 801& 803 Illinois Rte 59 Bartlett IL 60109

Property Index Number ("Tax PIN"/"Parcel ID"): 01-04-402-058

Acreage: 5.77 acres

Zoning: B-3
(Refer to Official Zoning Map)

Land Use: Commercial

Comprehensive Plan Designation for this Property: Commercial
(Refer to Future Land Use Map)

APPLICANT'S EXPERTS (If applicable, including name, address, phone and email)

Attorney

Engineer

Br Design & Architecture


Other

FINDINGS OF FACT FOR SPECIAL PERMIT

Both the Planning & Zoning Commission and Village Board must decide if the requested Special Use meets the standards established by the Village of Bartlett Zoning Ordinance. The Planning & Zoning Commission shall make findings based upon evidence presented on the following standards:

(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Planning & Zoning Commission and Village Board to review.)

1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

The biggest Economic Advantages include such- Tax Revenue-Cannabis sales generate significant tax income, which can be allocated to public services, infrastructure improvements, and community programs
Job Creation-Dispensaries create employment opportunities across various roles, including retail, security, and administration, thereby stimulating the local economy.

Community Welfare include- Regulated Access-A licensed dispensary ensures that adults have access to safe, tested cannabis products, reducing reliance on unregulated markets and Public health and safety

2. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

The establishment of Star Buds in Bartlett, IL, will operate in full compliance with local regulations, ensuring a safe, controlled environment that does not negatively impact health, safety, morals, or property values. Licensed dispensaries have been shown to enhance community welfare by reducing illicit sales, generating tax revenue, and maintaining strict security measures, thereby preventing any detrimental effects on the surrounding area.

3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

Star Buds will fully comply with all regulations and conditions set forth in the Village of Bartlett's code and adhere to any stipulations imposed by the Village Board of Trustees, ensuring responsible and lawful operation

Please refer to Chapter 13 for additional Findings of Fact for Proposed Cannabis Uses.

ADDITIONAL FINDINGS OF FACT FOR CANNABIS-RELATED SPECIAL USE PERMITS

That special use permits for adult-use cannabis dispensing centers, medical cannabis dispensing centers, adult-use cannabis cultivation centers and/or medical cannabis cultivation centers shall include the following additional findings of fact:

(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Planning & Zoning Commission and Village Board to review.)

a. The proposed facility will not negatively impact existing or future uses located within the vicinity of the subject property.

Star Buds will operate in full compliance with local zoning and regulatory requirements, incorporating strict security, traffic management, and community engagement measures to ensure it does not negatively impact existing or future uses in the vicinity. Its presence will be well-regulated, promoting economic growth and community safety.

b. The proposed adult-use cannabis cultivation center or medical cannabis cultivation center property is located a minimum of two thousand five hundred feet (2,500') from the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home or pre-existing property zoned or used for residential purposes. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this section.

N/A, This will not be a cultivation center, This will be an Adult Use Cannabis Dispensary

c. The proposed structure in which the facility will be located complies with the Village of Bartlett Zoning Ordinance (the Zoning Code) and Building Code.

The proposed Star Buds facility will fully comply with the Village of Bartlett Zoning Ordinance and Building Code, meeting all structural, safety, and operational requirements. The building will be designed and maintained to align with local regulations, ensuring a secure and suitable environment for its intended use.

d. The proposed hours of operation for the proposed facility coincide with the hours established by the State of Illinois.

Yes Hours will be 8AM-10PM 7 Days a week

e. The proposed facility has satisfied all necessary security measures as required by the State of Illinois and the Village, including but not limited to approval of a security plan and security installations.

The proposed Star Buds facility has met all required security measures set by the State of Illinois and the Village of Bartlett, including an approved security plan, surveillance systems, and other necessary installations to ensure a safe and compliant operation.

f. The proposed parking for the facility satisfies the parking requirements in the Zoning Code and is based on one (1) space per two hundred (200) square feet of retail floor area for an adult-use cannabis dispensing center or medical cannabis dispensing center and one (1) space per one thousand (1,000) square feet of growing/warehousing space for an adult-use cannabis cultivation center or medical cannabis dispensing center.

The proposed Star Buds facility meets the parking requirements of the Village of Bartlett Zoning Code, providing parking based on one space per 200 square feet of retail floor area and one space per 1,000 square feet of growing/warehousing space, ensuring adequate parking for customers and staff.

g. The proposed traffic generated by the facility will not negatively impact the adjacent roadway capacity nor will it negatively impact access to adjacent roadways.

The proposed Star Buds facility will generate minimal traffic impact, with sufficient roadway capacity to accommodate customers and staff. Proper traffic management measures will ensure smooth access to adjacent roadways without disruption.

h. The design and layout of the site, including internal site circulation is compatible with adjacent land uses and provides for safe, efficient movement of traffic.

The design and layout of the Star Buds facility, including internal circulation, is carefully planned to be compatible with adjacent land uses, ensuring safe and efficient traffic movement within the site and the surrounding area.

i. The proposed signage for the facility complies with the Village of Bartlett Sign Code regulations as outlined in the Zoning Code.

The proposed signage for the Star Buds facility fully complies with the Village of Bartlett Sign Code regulations as outlined in the Zoning Code, ensuring it meets all size, placement, and design requirements.

j. The proposed facility satisfies and complies with all requirements provided in section 10-2-2 of the Zoning Ordinance

The proposed Star Buds facility fully satisfies and complies with all requirements outlined in Section 10-2-2 of the Village of Bartlett Zoning Ordinance, ensuring adherence to all applicable zoning regulations.

k. Building enhancements, such as security cameras, lighting or other improvements, as set forth in the special use permit, to ensure the safety of employees and customers of the adult-use cannabis dispensing center, medical cannabis dispensing center, adult-use cannabis cultivation center and/or medical cannabis cultivation center, as well as its environs have been satisfied. Said improvements shall be determined based on the specific characteristics of the floor plan for an adult-use cannabis dispensing center, medical cannabis dispensing center, adult-use cannabis cultivation center and/or medical cannabis cultivation center and the site on which it is located, consistent with the requirement of the Cannabis Regulation and Tax Act, P.A. 101-0027, as it may be amended from time to time, and regulations promulgated thereunder.

The proposed Star Buds facility has implemented all required building enhancements, including security cameras, lighting, and other improvements, as specified in the special use permit. These measures are designed to ensure the safety of employees, customers, and the surrounding area, in full compliance with the Cannabis Regulation and Tax Act and its associated regulations.

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: Ahmad Joudeh

PRINT NAME: Ahmad Joudeh

DATE: 02/04/2025

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: Ahmad Joudeh

ADDRESS: [REDACTED]

[REDACTED]

PHONE NUMBER: [REDACTED]

EMAIL: [REDACTED]

SIGNATURE: Ahmad Joudeh

DATE: 02/04/2025



Created by Bartlett GIS
April 2025

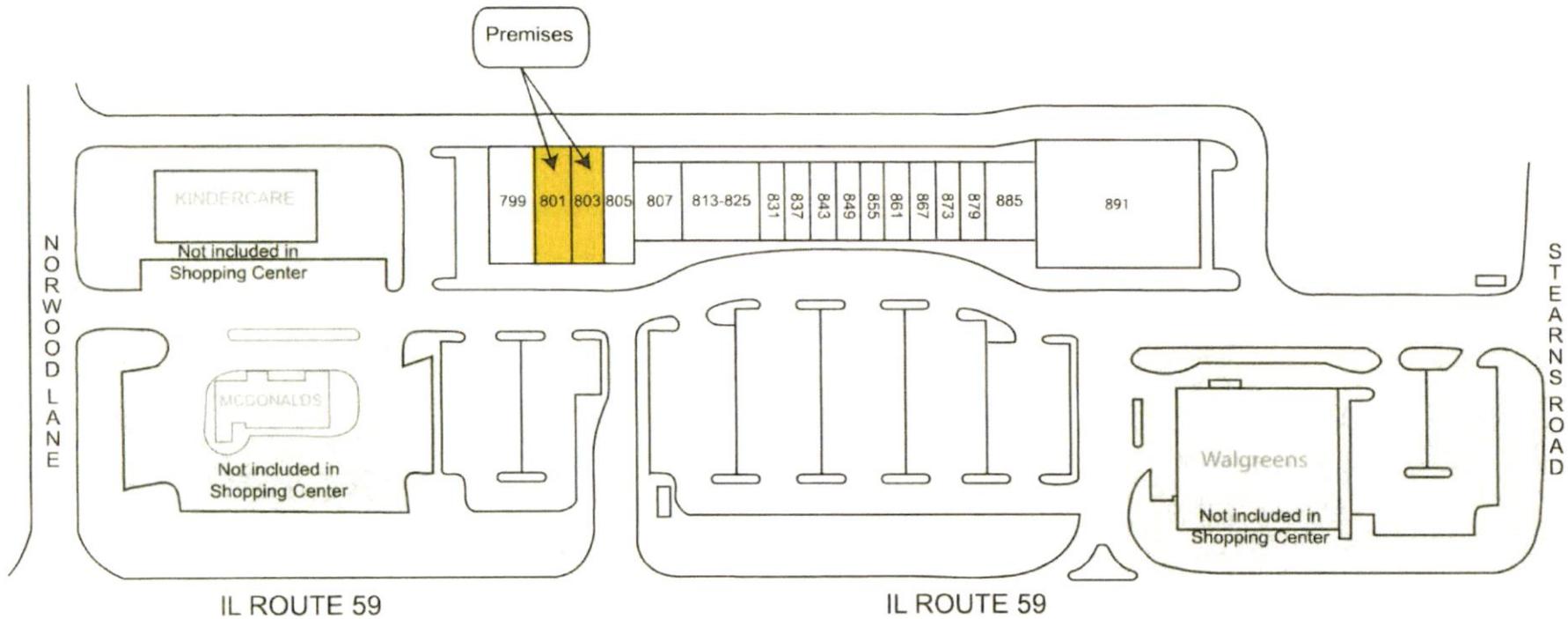
801-803 IL Route 59

PIN #0104402058



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BREWSTER CREEK Bartlett, IL



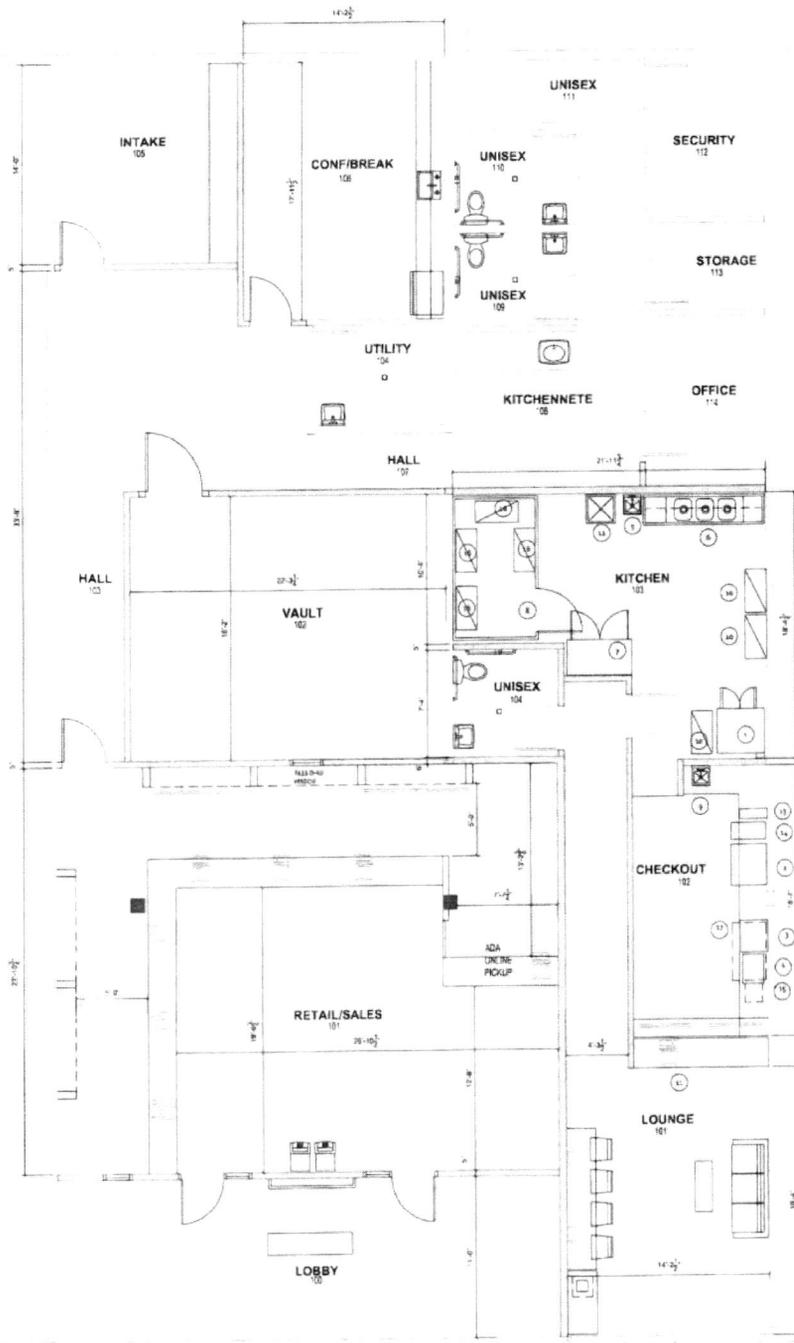
BONNIE
MANAGEMENT
CORPORATION

350 E. Touhy Ave. Suite 400
Darien, Illinois 60418

Phone: 708.851.0808
Fax: 708.851.0839

AN AFFILIATE OF BONNIE INVESTMENT GROUP

bonniemgmt.com



1 FLOOR PLAN
3/16" = 1' - 0"

EQUIPMENT SCHEDULE											
Item No	Qty	Equipment Category	Amps	VOLTS	NEMA	Gas Size (in)	BTU	Cold Water Size (in)	Hot Water Size (in)	Direct Drain Size (in)	Indir Drain Size (in)
1	1	Baxter Electric Convection Oven	6.4/5	120V/208V	5-15P			1/2"			
2	1	Martiniware 170g Ice Cube Machine	11.9	120V	5-15P			1/2"			1"
3	1	Tornado Oven	30	208V	6-30						
4	1	Silver King Milk Dispenser	1.8	120V	5-15P						
5											
6	1	Elkay E3C0620-2-200 J Compartment Sink						1/2"	1/2"	1"	
7	1	True 1549HC 2dr Freezer	16	120V	5-20P						
8	1	Northlake Walk In Cooler 8x10	8.5	208V	6-30P						
9	1	Hand Sink John Boos 17" PBHS-W-1430 w/ splash guards						1/2"	1/2"	2"	
10	7	Regency Wire Storage Racks									
11	2	Regency POS System	1.6	115	5-15P						
12	1	Mustee 127 Map Sink w/ heavy duty rack						1/2"	1/2"	2"	
13	1	Sureshot Flavor Machine	1.6	115	5-15P						
14	1	Espresso Machine	2.7	115	5-15P						
15	2	ADA Employee Lockers									
16	5	Regency epoxy coated racks-W/C									
17	1	18" A-100 Air AUC&BR Under Cabinet Frig	1.0	115	5-15P						