

**VILLAGE OF BARTLETT**  
**VILLAGE HALL, 228 S. MAIN STREET**  
**COMMITTEE AGENDA**  
**May 20, 2025**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **TOWN HALL:** (Note: Three (3) minute time limit per person)
  
4. **STANDING COMMITTEE REPORTS:**
  
  - A. **BUILDING AND ZONING COMMITTEE, CHAIRMAN HOPKINS**
    1. #2025-03 Devon Rezoning
    2. #2018-05 TLE Devon and Prospect
    3. #2025-04 Starbuds Dispensary
  
5. **ADJOURNMENT**



# Agenda Item Executive Summary

AGENDA ITEM: #2025-03 Devon Rezoning BOARD OR COMMITTEE: Committee

## BUDGET IMPACT

Amount \$N/A

Budgeted \$N/A

Fund: N/A

Corresponding Activity Measures: P&Z Commission Review

## EXECUTIVE SUMMARY

The petitioner is requesting to rezone the 1.12 acre property known as 27W637 W Devon Avenue from the B-2 Local Convenience Shopping District to the ER-2 Estate Residence District.

The Planning & Zoning Commission reviewed the application, conducted the required public hearing and **recommended approval** of the rezoning at their May 1, 2025 meeting.

## ATTACHMENTS (PLEASE LIST)

PDS Memo, P&Z meeting minutes, location map, cover letter, application, site plan

## RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: N/A

Short Term (1-3 Years): Routine  Complex

Long Term (3-5 Years): Routine  Complex

## ACTION REQUESTED

For Discussion Only - To review the Planning & Zoning Commission recommendation and forward to the Village Board for a final vote

Resolution

Ordinance

Motion

Staff: Kristy Stone, PDS Director

Date: May 9, 2025

**PLANNING & DEVELOPMENT SERVICES MEMORANDUM**

**25-20**

DATE: May 8, 2025  
TO: Paula Schumacher, Village Administrator  
FROM: Andrew Barna, Associate Planner   
RE: **(25-03) Devon Rezoning**

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**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**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Single Family Residential</b>	<b>Mixed Use Business Park</b>	<b>B-3</b>
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 of fact:
  - 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 complaint with the Bartlett comprehensive plan;
2. The Planning and Zoning Commission held the required public hearing, reviewed the petitioner's request for rezoning and **recommended approval** at their meeting on May 1, 2025 subject to the above conditions and findings of fact.
3. The minutes from the P&Z Commission meeting and additional background information are attached for your review.



Village of Bartlett  
Planning and Zoning Commission  
May 1, 2025

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**(#25-03) 27W637 Devon Ave**

Rezoning from the B-2 Local Convenience Shopping District to the ER-2 Estate Residence District  
**PUBLIC HEARING**

The following exhibits were presented:

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

The petitioner, **Ed Calusinski** 456 Sundance Drive came forward and was sworn in by **M. Werden**. **E. Calusinski** stated that he is the property owner of 27W637 Devon Avenue which was zoned B-2 in 1989 for the purpose of having a real estate office. It has continued to be a real estate office, but it has gotten to the point now that I need to do something different with the property. I have decided to go back to a residential zoning because the highest and best use for the property is residential. There are single-family homes on both sides with a church across the street. I need to make a decision about this property based on what is good for my family. I love this property and I love Bartlett and have been here since 1970. I would like to leave the property to my daughter and grandson. This is my legacy to them. **M. Werden** asked, is the real estate office still at this property? **E. Calusinski** no, I have a virtual office out of my home. There will not be any business out of the house.

**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 **(#25-03) 27W637 Devon Avenue** for rezoning from the B-2 Local Convenience Shopping District to the ER-2 Estate Residence District subject to the conditions and findings of fact outlined in the staff report.

**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, G. Koziol**

**Nays: None**

**The motion carried.**

**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  
  
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   
(Refer to Official Zoning Map)

Land Use: Existing: Commercial

Proposed: ER-2

Proposed: Residential

Comprehensive Plan Designation for this Property: Mixed use Business Park  
(Refer to Future Land Use Map)<sub>2</sub>

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

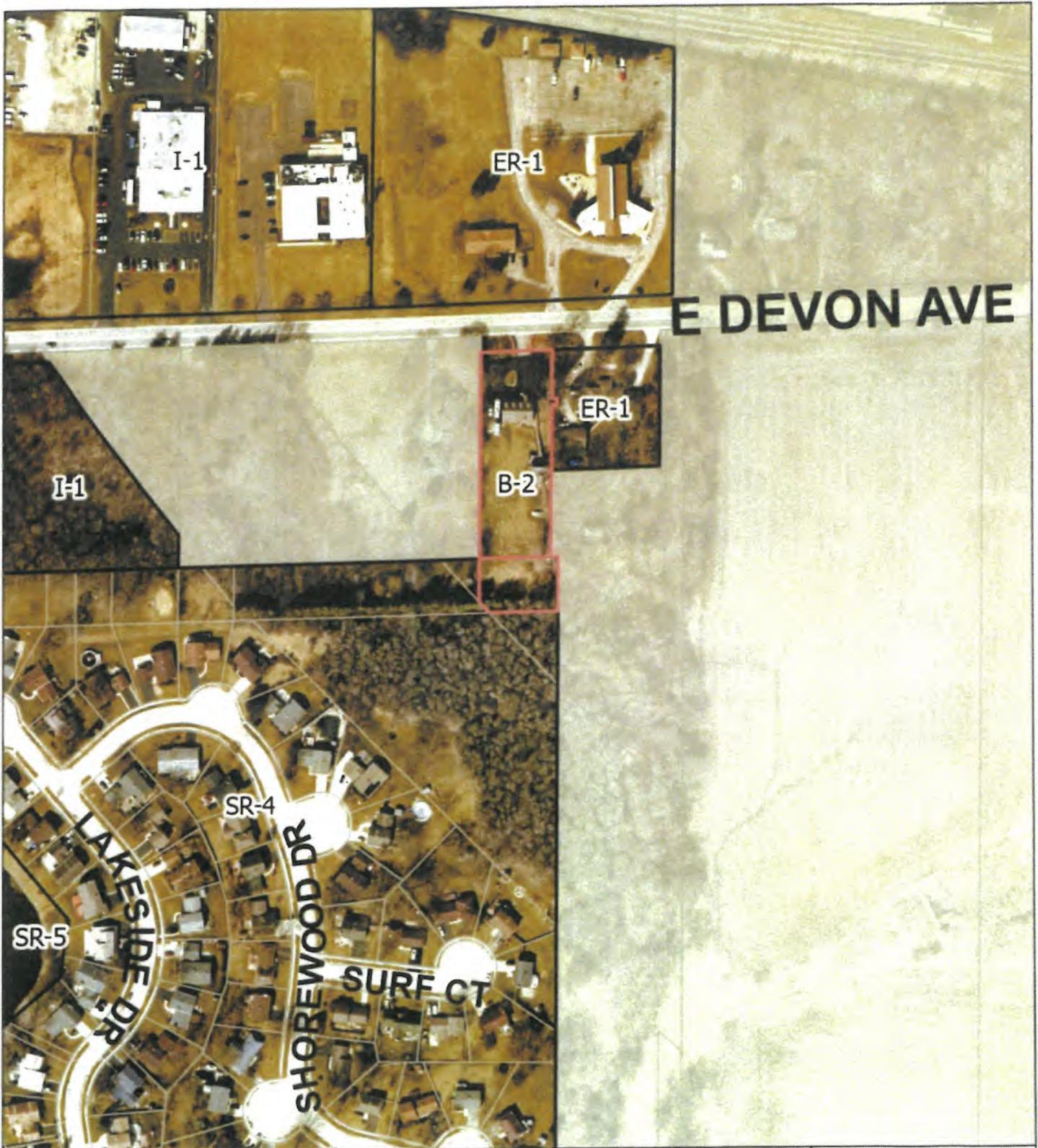
ADDRESS: [REDACTED]

PHONE NUMBER: [REDACTED]

EMAIL: [REDACTED]

SIGNATURE: Edward Calusinski

DATE: 2-23-2025



E DEVON AVE

I-1

ER-1

I-1

ER-1

B-2

SR-4

SR-5

LAKESIDE DR

SHOREWOOD DR

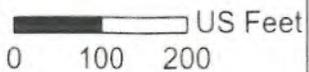
SURF CT



Created by Bartlett GIS  
March 2023

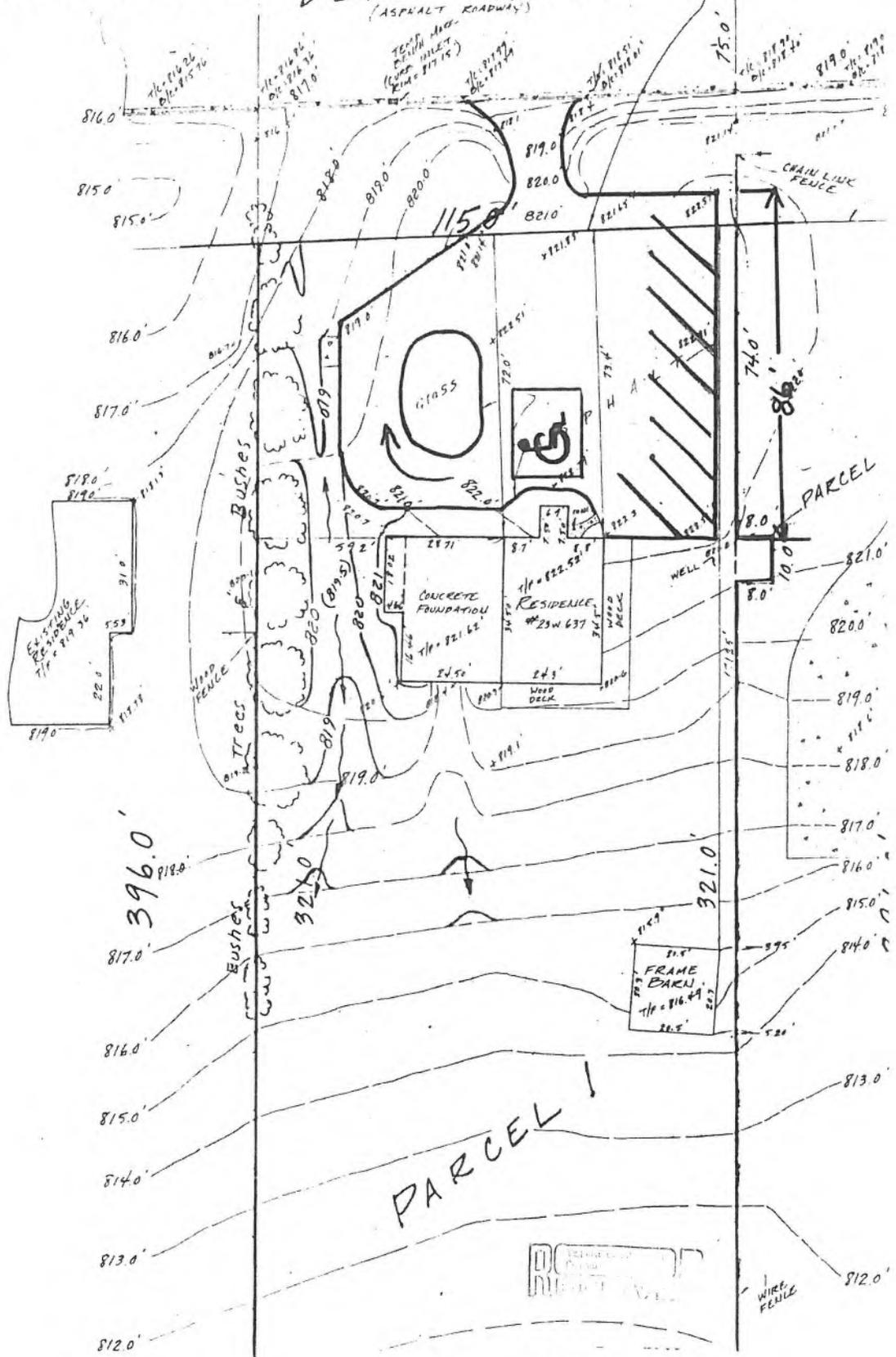
# 27W637 Devon Ave.

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



# SITE PLAN

CONVEYED TO [unclear] BY TRUSTEE'S DEED DATED JULY 26, 1988  
**DEVON AVENUE**  
(ASPHALT ROADWAY)



JAN 11 1993



# Agenda Item Executive Summary

**AGENDA ITEM:** #2018-05 TLE Devon & Prospect

**BOARD OR COMMITTEE:** Committee

## BUDGET IMPACT

**Amount** \$N/A

**Budgeted** \$N/A

**Fund:** N/A

**Corresponding Activity Measure:** P&Z Commission Review

## EXECUTIVE SUMMARY

The petitioner is requesting to subdivide the 3.85 acres located at the southwest corner of Devon and Prospect Avenues to construct The Learning Experience (TLE) early education and daycare facility on Lot 1 and either a stand-alone restaurant or two small retail buildings on Lot 2. Lot 3 contains stormwater detention for the entire development and will be built at the same time as TLE.

The application includes the following requests:

- 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, a restaurant serving liquor, and a drive-through

The Planning & Zoning Commission held the public hearing at their May 1, 2025 meeting and heard the comments and concerns raised by the surrounding property owners. The Planning and Zoning Commissions **recommended approval** of the petitioner's requests.

## ATTACHMENTS (PLEASE LIST)

Memo, Minutes of the P&Z meeting, cover letter, application, location map, final subdivision/PUD plat, Phase 1 final site/PUD plan, Phase 2 preliminary site/PUD plan, landscape plan, elevations, floor plan, traffic study, 1988 site plan

## RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Work to improve retail business profile in the village

Short Term (1-3 Years): Routine  Complex

Long Term (3-5 Years): Routine  Complex

## ACTION REQUESTED

- For Discussion Only - For review and to forward to the Village Board for a final vote
- Resolution
- Ordinance
- Motion

Staff: Kristy Stone, PDS Director

Date: May 12, 2025

**PLANNING & DEVELOPMENT SERVICES MEMORANDUM**  
**25-019**

DATE: May 13, 2025  
TO: Paula Schumacher, Village Administrator  
FROM: Brian Krause, Associate Planner *BK*  
RE: **(#18-05) TLE – Devon and Prospect**

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**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**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Commercial</b>	<b>Commercial</b>	<b>B-3 PUD</b>
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

The petitioner is seeking approval for **Special Use Permits** for a Planned Unit Development, a Restaurant to Serve Liquor, and a Drive Through, 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.

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

1. 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. A copy of the Declaration and Covenants, Conditions, and Restrictions documentation regarding the Owner's Association shall be filed with the Village upon plat recordation.
  - K. Lot 2 shall be required to obtain Final Site/PUD Plan approval.
  - L. All proposed signage shall require permits and approval from the Planning and Development Services Department prior to installation.
  - M. 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.

- N. 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.
- O. Construction in accordance with the final PUD plan for Lot 1 shall commence within one year.
- P. The final PUD Plan for Lot 2 shall be submitted within one year.
- Q. **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.
- R. **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.
- S. **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.
2. The Planning and Zoning Commission held the required public hearing, reviewed the petitioner's requests for Preliminary/Final Plat of Subdivision/PUD, Site Plan, Preliminary PUD plans, and Special Use Permits and **recommended approval** at their meeting on May 1, 2025 based the above conditions and findings of fact.
3. The minutes from the P&Z Commission meeting and background information are attached for your review.



Village of Bartlett  
Planning and Zoning Commission  
May 1, 2025

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**(#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**

**The following exhibits were presented:**

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

**Exhibit D – Written public comment**

The petitioner, **Anthony DeAngelis**, Inter Continental Real Estate & Development Corp, 2221 Camdon Ct, Oak Brook came forward and was sworn in by **M. Werden**. **A. DeAngelis** gave a history of the development stating this was not something that just started in the last year or two. We actually acquired this site back in late 2017 after the failed attempt to develop the site as a banquet facility. We started working on potential plans in 2018 and initially found The Learning Experience, which is still the same tenant today, that we are proposing for Phase 1. We had gone through several reviews with TLE when COVID hit in early 2020. At that time, the lockdowns shut all day-care-facilities and they could no longer operate. As a result, TLE terminated the lease and we were not in a position at that point to go forward. In 2024, we approached TLE and we re-negotiated a new lease to commit to this site. We then pursued the new engineering and zoning approvals that we needed, which takes us to today. The site is at the southwest corner of Devon and Prospect Avenues. It is 3.85 acres and is zoned B-3 commercial. We are requesting a Special Use Permit for a Planned Unit Development based on the fact that we will be subdividing the property into 3 separate lots to accommodate the overall development plan for the phasing and different uses that we are proposing. As a result, staff and ourselves felt that a Planned Unit Development was the most appropriate way to approach the project. Phase 1 will include The Learning Experience daycare and all of the other improvements including the access road, utilities, grading and the storm water management facility as well as the landscaping. Lot 2 would be graded and seeded until we know what the final development plan would look like. As far as phase 1, TLE is a national early education/daycare provider. This would be a 10,000 square foot building with approximately 10 classrooms providing early education and childcare facility for children from ages 6 weeks to 6 years old. There is a 5,000 square foot playground divided into 2 separate playgrounds for age-appropriate play to the west of the building. The site will include 43 parking spaces, which is almost double what the requirement is. This is a build-to-suit with a leased development. We would be in charge of building this and outfitting it completely in terms of the tenant buildout and more or less handing over the keys to the tenant with a facility that is ready for license, final approval and operation, which is how we have done the other facilities. In the planning for this site, we are very cognizant that it is surrounded by single-family residential. We have done our best to work with staff and our consultants to position things so that they are as close to the street as possible creating as much buffer between the developed area and the parking, and the residential homes, which you can see by where the storm water detention is located and we have a 20-foot landscape buffer that goes around the entire site. We are doing our best to integrate the project as nicely into



Village of Bartlett  
Planning and Zoning Commission  
May 1, 2025

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the neighborhood as we can while still maintaining a commercially viable development. The building elevations have been suburbanized and made to look more residential friendly by introducing a warmer color palette with more neutral tones for the exterior and a more traditional asphalt pitched roof over the entrance. We think this will integrate well with the surrounding area.

For phase 2, we have 2 plans. We thought it was best to have a couple of different options to effectively market the site to see what the highest and best users are for this location. There is a plan that involves more traditional retail with 2 separate buildings as close to Prospect and Devon Avenues as we can get and as far away from the residential as possible with a nice landscape buffer. We are proposing 1 potential quick-service restaurant space with a drive through. Since COVID, you would be hard pressed to find any quick-service restaurant that would go anywhere without a drive-through. We have achieved a 14-car stacking drive-through with a bypass lane between the building and Devon Avenue. The traffic is staying as close to the corner and the intersection as possible. We are proposing right in/right out access on Devon Avenue. We have preliminary approval from the DuPage County Highway Department already subject to final zoning to finalize that permit. The only full access would be off of Prospect Avenue. We put it in that location to stay away from the intersection and the turn lane that currently exists to avoid traffic conflicts, but in order for any commercial project like this to be viable, there has to be full access. We knew that it was highly unlikely to be on Devon Avenue given the proximity to the intersection. We do not have specific users for phase 2. The idea is to get the special uses approved and preliminary plans approved so that we can effectively market this with a list of users that will either make or break the development. Option B would be a more traditional full-service restaurant in more or less the same location along Devon Avenue with a large outdoor patio dining area. This building is shown conceptually at 6,500 square feet. More than likely, it would be smaller than that. We want to get that approved preliminarily for the largest size users just to make it easier and avoid a long due diligence period. A lot of users do not want to waste a lot of time and energy if they have to get all of these approvals on their own. We would have to come back, obviously with a definitive plan for phase 2 that shows who the users are with building elevations and everything else just like we are doing already for phase 1 for TLE. This site has 50 car parking spaces whether it be under option B or option A with 43 parking spaces for TLE. I have also negotiated a nonexclusive parking agreement with TLE so that after 6 pm during the week and all day on the weekends, there is no exclusive parking. Any of the retail uses could utilize the daycare parking, which would increase the parking count to 93 spaces, which we believe is more than adequate for this type of neighborhood location.

**B. Krause** originally, the site was annexed with all of the residential properties in 1963 and as part of that annexation, this property was zoned for manufacturing when it was thought that this whole area would be manufacturing. In 1978, the Village did comprehensive rezoning and this was rezoned to be B-3. In 1988, the parcel was re-subdivided and a plan was approved to build a commercial strip center that was much larger than this and on the south side of the lot with the rear of the building facing the homes. That plan was approved, but not built. The petitioner is seeking approval for a Special Use Permit for a Planned Unit Development and Preliminary Final Subdivision and PUD. Lot 1 is going for Final PUD approval and lot 2 is going for Preliminary PUD approval as well as Special Use Permits for the drive-through and restaurant to serve liquor. The site would be accessed with a right in/right out on Devon Avenue with a full access curb-cut on Prospect Avenue. A traffic study was conducted for the



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site and it concluded that the proposed development would not have a negative impact on the surrounding roadways.

**M. Werden** asked to mark the written public comment as Exhibit D. **B. Krase** that written testimony requests additional landscaping on the south side from one of the homeowners on the south side. We also received 6 phone calls in total. Most of those calls were positive. None of those calls had negative feedback. We did receive 1 call that opposed to the idea of having a liquor license approved adjacent to a residential area and daycare center, but the rest of the comments were positive. **M. Werden** asked the petitioner, what are the proposed hours of operation. **A. DeAngelis** said that the daycare hours would probably be 6 am to 6:30 pm, but it is subject to the operator. That is generally what the hours are, Monday through Friday. It would be really hard to speculate the hours of the restaurant at this point. It depends on who goes there and the nature of the restaurant. I am sure that they would take into consideration the location and hours of operation would reflect the fact that they are in a neighborhood location. I do not see it being a late-night liquor license or anything like that. We would not encourage that type of user. **B. Krause** added, the lot 2 Final PUD would have to come back again for final approval. **A. DeAngelis** yes, that is correct and any issues could be addressed and questions could be answered at that time. **B. Bucaro** asked, what year were the homes to south and to the west built? **B. Krause** those homes were built shortly after the resubdivision in 1989, between 1989 and 1994. **J. Batterman** asked what is the height and material for the fence behind the daycare center? **A. DeAngelis** the daycare has 2 playgrounds to the west of the building with a 6-foot white-vinyl fence. They want that for privacy to enclose the playground. Also, per the ordinance, we are required to install a 4-foot ornamental fence with landscaping that goes all the way to Prospect Avenue. We are putting in 47 trees in total most of which are located around the perimeter. We have to stay within the 20-foot landscape buffer because once we go outside of that we are into the storm water management facility, which will be landscaped as well with prairie grasses and wetland plants in the basin. The landscaping will go all around the site and between the fence and the development. **J. Batterman** asked, was there a lighting study done for the site? **A. DeAngelis** yes, a photometric plan has been submitted. **B. Krause** the photometric requirements are met per code. **A. DeAngelis** most of the parking is in the center of the site and the light will cut off at the property line and will not spill over into the resident's backyards. We will make sure that it does not and the photometric plans substantiate that. **B. Bucaro** asked, is TLE corporate or a franchise? **A. DeAngelis** it depends. They start out corporate and may choose to continue to operate that way, but they have several successful franchisees that are multiunit operators that are active in this area. In my opinion, franchise owners do a better job because they have an investment in the community and it is their money that is invested.

**M. Werden** opened the public hearing.

**Anthony Brocato** 189 Amherst Drive stated that he objects to the quick-service restaurant and the liquor license. Operating a liquor store close to kids and the neighboring area is not the best idea. There are other areas I think that are open for lease that would be in a more commercialized area in Bartlett. I think the added traffic for a quick-service restaurant would not be beneficial with added waste and pollution possibly coming from the refuse and food service containers that would be collected in the area.



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**Chris Dayton** 536 Irvington Ct stated, I also have similar concerns. I live locally. I walk pretty often along the bike path. I think the increase in traffic will prohibit that especially with a quick-service restaurant. There will be a lot of cars coming in and out. I know there was a traffic study done that says there will not be an impact in the area. I do not see how that is possible considering that you are adding that many parking spaces and multiple new businesses. I also know that there will not be a dedicated left turn lane into the main entrance. I think the liquor license is also a problem because within walking distance, we have multiple liquor stores or stores that sell alcohol. One more is not something that we necessarily need adjacent to multiple residential areas. I understand that it is zoned commercial and it will be developed no matter what. I just do not think this is the correct use of the space.

**Chris Balodimas** 224 Lido Trail said, I am directly impacted by this. I feel that it is a little congested for what it is for the space. I have a few concerns; traffic and the drive-through. I really do not want a Burger King in my backyard. This restaurant with the outside, are you going to have music or bands? It is a little vague on what that is going to be. I bought my property anticipating that nothing would be there. I was optimistic that maybe it would be rezoned residential. I bought it hoping to be my last home and if this goes up, I am considering moving. I am just not keen on it.

**Brian Hunt** 228 Lido Trail stated, we have a lot of concerns and my wife will later read something that she wrote that puts it all out there. I feel that this plan really put out a lot of ideas to test boundaries. There seems to be a lot in the plans that are just bad ideas for a residential area. As other people have said, at some point, something is going to be built there. We hope something will be built there that will not hurt our property values, that I will not look out my back window and see lights from a restaurant or convenience store. There is a bar and a 7-Eleven already. There are issues with that. We hear them. We see them. It is not ideal. We are very concerned about what I call a road coming off of Prospect that is very close to our backyard. I also see parking spaces back there that are very close to our backyard. We want to be able to enjoy our backyard and have it be peaceful whatever is there. Hours of operation are obviously very important. On the weekend, when I am home in my backyard and I want to grill something, I do not want to hear music or cars or see lights. We want a peaceful area so whatever is put here, we hope that can be kept in mind. Obviously, the phase 2 will very much hurt our home values. We are on Lido Trail on the corner and are very much affected by this.

**Rebecca Hunt** 228 Lido Trail said, we are the house on the corner directly impacted by the main entrance to this proposed property. We have lived here for almost 4 years with our 2 young children. One of the things that we noticed and loved about Bartlett are the green spaces with parks and forest preserves, bike trails and pedestrian walking paths. Bartlett is a comfortable and beautiful place to live. I have noticed the well-planned spaces where residential homes and commercial properties each have their place. Even when a commercial property and residential property do meet, there is ample green space to separate them. The site for this commercial plan is a small residential development in a part of Bartlett that is 100 percent residential yet this proposed plan wants to drop a fast-food drive-through with a main entrance 20 feet from my backyard. There is no ample green space to separate my property from the parking lot or the noise of the traffic coming and going from the parking lot. What does that do to my property value or my family's wellbeing? The proposed plan claims to offer uses that are not currently available in the immediate vicinity, but the plan does not



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offer something that is new or beneficial to the community. There is a 7-Eleven at the corner. There are restaurants that serve liquor within walking distance. A restaurant and drive-through are businesses that operate long hours through the evening and on weekends. Imagine I want to have a nice summer evening on my patio grilling and eating with my family all the while we are hearing cars coming and going from the restaurant on the other side of our fence and voices of other diners overshadowing our conversation. This is not the pleasant Bartlett that we chose to live in. When we chose to live here on this particular lot, we also noticed the number of bicycles and pedestrians that ride, walk and run up and down the sideway on Prospect Avenue. There are families with children on the way to the park and families with infants out for a stroll, woman and men walking their dogs, runners out for a jog, young kids on their scooters headed to the 7-Eleven or ice cream shop. They stop and talk to us. We are on the corner. I see this every day. I love this about where I live. How does putting a drive-through on the corner promote these values in the community? The sidewalk along Devon Avenue is a proposed bike path according to the Village bike path map. I see it used for that purpose every day from my kitchen window. I am concerned about a venue serving liquor behind my house with my young children playing in the backyard. I am concerned about the amount of traffic that might divert into our neighborhood because they missed the entrance to the parking lot. I am concerned about the congestion on Prospect Avenue that is so near to my home. I am concerned about the vehicular noise and the noise of diners and shoppers in my backyard. I am concerned about the lights that cannot be blocked from my upstairs windows that will forever look over a parking lot. I ask that you take my words into consideration and plan for the best.

**Joanne Kalchrenner** 365 Millwood Drive said, I want to thank the staff. I talked to them about the project and they were very gracious with their time. My only question is, because this is a Planned Unit Development in a subdivision that the sidewalks are required and the Village Board has the ability to wave the sidewalk in lieu of a bike path. I am a runner and the bike path there is not in great shape. I would request that be replaced by the developer. I was not sure on the plans. It is substandard as well as the sidewalk is a little narrow.

**Robert Paszta** 421 Deanna Drive stated, I have not heard any negative comments about the daycare center, phase 1, but phase 2 seems fraught with problems and sort of half-baked at this point. Parking spaces facing homes, lights being shown in peoples back yard, and an entrance very close to a residential neighborhood. I would encourage the Board to reject the preliminary approval of phase 2 until a more fully baked proposal is made and the impact on the neighbors is addressed.

**Heather Matthews** 409 Hillandale Drive said, my house backs directly up to this and my family will be personally affected. As you know, this is not the first request for this space. The reason things keep failing is because they keep trying to cram too much onto this small lot. It is only 3.85 acres and is not big enough for the sheer volume of stuff that they keep trying to put there for profits. I am not opposed to a development in theory, but we need one that is friendly to the neighborhood around it if it is implemented. The decision to zone this B-3 was made before the neighborhood even existed. There may be a need to reevaluate the zoning to accommodate the neighborhood that is now established around it. This neighborhood has a massive amount of children. I have 15 children under the age of 12 within a 3-house radius of my house. When neighbors moved in that said they thought we were having a birthday party on a Tuesday afternoon, but that was just all of the kids. They go from house



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to house and it is amazing. It is like when I was a kid when the kids would come in when the street lights come on or the sun goes down. It is wonderful to have a neighborhood where our kids can and do play outside all day every day, which is fantastic because it is rare to find that for kids these days and we have it, but because there are kids running across the street all the time, we need to make sure that we are being very intentional about safety with this and that is not happening with this plan. You will not find another place in the Village where there is a bike path and no turn lane next to the bike path going into a development. By Walgreen's on Route 59, there are turn lanes there where there is the bike path. There is no turn lane here so there is nothing to protect the bikers or give drivers an opportunity to pause when they are on Devon Avenue turning onto the side road. We also have had zero attempts to engage the neighborhood and the community on this in order to find workable solutions or development opportunities that might be more workable and amenable to the neighbors. They have not attempted to engage us at all. If you check the reviews of The Learning Experience, I would encourage you to Google them. They are characterized very poorly. Some people say they are one of the worst corporate daycares they have ever seen, curriculum not developmentally appropriate, and kids forced to watch an hour a day of videos of their corporate mascot teaching lessons on a Smartboard. We have 2 daycares already within a 6-block radius. We have Kripa and Friendship Corner. This will not add anything new or special to the area. We also need to learn from past mistakes that the Village has made with developments like this. The Chesterbrook and Culver's area development road is full of potholes and there is a lot of debate on who owns the road. The daycare does not have the money to resurface the road because they do not have the profit margins to do so because daycares do not turn a big profit. We will end up with the same thing here where it is full of potholes after 5 to 10 years. We see no plans to address that or mitigate that. We need to make sure that is addressed. We also see that every month when Chesterbrook has a curriculum night or holiday event, the whole neighborhood next to it gets parked up. Our neighborhood should not have to bear the impact of a development next to it. They should be required to have parking for those events. We know that restaurants and retail have high-vacancy rates in our neighborhood and within a 6-block radius. There are already openings there and we do not need more restaurant or retail. The daycare, even with 43 parking spots is still insufficient. They will need about 25 parking spots just for staff at a minimum. They will have to have at least 2 staff per room and many of the infant classes have to have 4 staff. They have very tight staffing ratios. If you go to Chesterbrook and drive by there in the morning at the drop-off time, you will see that there are parking issues every morning due to insufficient parking. On top of that, the traffic study did note that there are potential issues with the fast-food restaurant due to increased traffic volumes post COVID and so there were some findings highlighted in the text of the Village report that they did not speak to here. On top of that, they did not appear to explore pedestrian impacts or bicycle impacts and explored traffic or vehicular impacts. With there being a bike path there and a bike path farther down on Prospect Avenue between Amherst Road and Wilcox Drive and so we have a lot of traffic on that corner. The pedestrian and bicycle traffic has also increased dramatically in the past few years with the development of Aldi, Cherry on Top, all of the businesses and restaurants that are near the Aldi now. When I am turning from Hillandale Drive onto Devon Avenue, it is very rare that I can turn at all now without having to pause for bicyclists or pedestrians. We need a traffic plan that is friendly to the bicycle and traffic path as well. We need a safer Devon Avenue overall. We have been pushing the Village for this for many years. We have asked to have 1 lane each way with a median because there are so many safety issues with kids and families crossing Devon Avenue and almost getting hit now that they are trying to



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go the ice cream shop stop and stuff like that and they said it is really hard to make that happen because it is a multicounty road. Really, we need this area to be even safer, not even less safe. If you cannot find a development that will work, maybe it needs to be rezoned, but overall, it needs to be friendly to the residents no matter what.

**Pratik Patel** 413 Hillandale Drive stated that we have tons of kids under 12 years old and I have 2 of my own. I think the neighborhood is going to continue to grow with more kids as some of these houses are older with empty nesters and we are getting new families. We can only expect more kids to be in this area. I do not believe that a commercial development here suits the neighborhood given the traffic and the fact that we are now taking away the bike path. I do not know how you can bike with cars coming through the right hand turn off of Devon Avenue. I am opposed to this. This should possibly be reevaluated for residential.

**Monika Wlodkowski** 200 Lido Trail said, I am directly impacted by this. I am right on the corner. I moved here in 2020. The thing that drew me to this neighborhood was that it was so quiet and all residential. It is all families with multiple kids. If you have kids yourselves, would you want a restaurant serving alcohol with so many kids in the area. No one addressed the daycare. I have kids myself and I do not want this daycare in my backyard either because from 6 am to 6 pm all I am going to hear area kids in the playground. I will be staring at this playground. I know it is a family-oriented place, but I do not want this in my backyard. There are multiple daycares around, but they are away from residents. We want peace and quiet. With a restaurant serving alcohol there and having parties for the Super Bowl, the parking is going to overflow into my area. Right now, we already have to have our sides blocked off for fireworks. We are not going to have this every day for us. All of this overflow is going to be right in my front yard where my kids play. Any given time of day we have 15 kids running around from house to house. I get that this is an open space and we are not saying that we do not want any development there, but I think you should revisit what should be there. Bartlett is known as a very family-oriented place. It was rated the safest place at some point a couple of years ago. You are going to throw this in there with the traffic and everything else. I do not know how this is going to work. Build townhouses or more houses. Make it more for families. That is what Bartlett is. Keep the businesses where they should be. We are not going to be the next Schaumburg or Woodfield. We are not going to be the next Bloomingdale. We do not want that. Keep that traffic there. That is why we are safe.

**Derek Wlodkowski** 200 Lido Trail stated, I cannot believe this is being shoved in our face! We have someone from Oak Brook coming out here. We are concerned. There are almost 60 homes in a subdivision paying close to 1 million dollars. Would you want that in the back of your house? **A. DeAngelis** when you buy a property adjacent to a commercially-zoned property, you have to expect that someday it is going to be commercial.

**M. Wlodkowski** we know that More Brewing does not have enough parking spaces and they overflow into the Metra area. These people are going to overflow into the residential area streets. Am I going to have to stare at 10 cars with drunk people walking in and out? Am I going to be calling the police? I am already getting overflow from people trying to avoid the Prospect Avenue and Devon Avenue intersection and I have called the police to monitor how many cars are going around, but I do not know if they have done that or not. We are going to have I do not know how many cars a day driving



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back and forth with little kids running around. That is why we are safe there. We have 1 entrance in and out, and now you are going to put this right in my backyard with drunk people walking around.

**Mario Rojba** 405 Hillandale Drive said, my concerns are about the liquor. I bought a house here in Bartlett to raise a family. I have a 9-month-old and plan on having more children. It is very upsetting and discouraging to see that liquor is going to be put right in my backyard. Like many of my neighbors have mentioned, it is difficult for families to want to stay in Bartlett. It is growing. I am on the younger side and I have friends and family who want to move into this area so to put danger in the backyard is difficult for anybody to have interest to want to move into residences in the Bartlett area. The daycare for me, looking out my daughter's window, I am going to be staring at that building, but it is what is. For me, the liquor is a big no. That is not where I what to raise my family.

**M. Werden** added, the right in/right out on Devon Avenue is controlled by DuPage County and that is a good safety factor because it would be too difficult to have people turn left to go westbound on Devon Avenue. One concern that was brought up is the full-service entrance and exit on Prospect Avenue. Are there plans to have a right turn lane off of Prospect Avenue? Some people are careless and do not use their turn signals. If there is a right turn lane there, the children on the sidewalk could see the cars. I see that as a safety factor. **B. Krause** there is no plan for a right turn lane on Prospect Avenue. **A. DeAngelis** I do not know if there is even sufficient right-of-way to do something like that. You can see it is very limited and it would go into the sidewalk before we could fit a full turn lane there, which would be problematic.

**J. Kapadoukakis** asked if staff could address the amount of parking spaces that would be available for events and holidays as well as staff. **K. Stone** the plan exceeds our parking requirement in the code. They are providing more than what we require. **A. DeAngelis** we are adhering to the parking requirements. At peak times it will be a full lot, but during the day it is going to be half empty. **B. Bucaro** what is the outdoor schedule for the daycare? **A. DeAngelis** they are not outside all day long. They do have to be outside for a minimum amount of time per licensing requirements from the State of Illinois. **B. Bucaro** I do not live in this area, but it seems to me a daycare operating from 6 am to 6:30 pm will have drop offs and pick-ups during those peak times, but for the majority of that time the children are in school and the adults are working. There may be retirees and empty nesters, but by-in-large, the operations of the daycare would be during the day when the residents have their lives to live with much of that being away from the residences and during the evening the daycare center will be closed. I understand that there are stay-at-home moms. I am speaking in more general terms.

**A. DeAngelis** if I could address the comments about a bar. Our intent is not to put a bar here. Any restaurant today will want to have the ability to serve alcohol. I know very few, if any, restaurants that would not want that as an option, but that is not the focus and we have no intention to bring in a bar where food is secondary. We do not think it is appropriate for this location. We see it more as a full-service family operation. **B. Bucaro** there are many of those in the Village and there are no problems.

**Kathy Jachim** 1015 Norwood Lane said, I live nearby another daycare off of Route 59. I moved in with the daycare and the McDonalds already there. I have to go every other day with rubber gloves and clean up disgusting garbage from the drive-through restaurant. I have lived there for 22 years and the



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daycare is absolutely fine, but the biggest thing is, I cannot believe you would put a liquor store by daycare. That is horrible. Again, the garbage I will tell you is disgusting. If you could figure out something for that, that would be lovely. The traffic, do not get me started. I cannot even get out of my driveway there is so much traffic. I do not know what these guys are going to encounter, but I will tell you that it is not a lot of fun.

**Agne Januskis** 809 Kingston Lane said, I have lived in Bartlett for 20 years and we have 2 houses, but I am very discouraged that this is the vision of Bartlett planning. We do not want to be a Schaumburg. It would be nice to have a downtown where we could go for a stroll from café to café, but for some reason, you guys dispersing these restaurants all over the neighborhood. I do not know why we have an AT&T building here and an insurance agency and offices that could be at central location. The citizens of Bartlett would like an actual downtown area that we would like to spend time in. I do not know why you are putting a restaurant in a residential area. Why not keep the restaurants on one centralized street closer to downtown.

**H. Matthews** my concern was about the turn lane on Devon Avenue going into the area because that is where the bike path is and people on bikes cannot stop when a car is turning. Also, because of the slope of the hill and the trees there the is poor visibility for seeing people on bikes. **M. Werden** if you are eastbound on a bike going east on Devon Avenue, you may not realize there is a car approaching, is that what you are talking about? I know what you are talking about on Hillendale because I have gone through there and it is challenging to turn left to go west onto Devon Avenue. **H. Matthews** yes, it is already a challenge there and we will have a lot of people trying to do that too and people trying to turn left. People will be trying to turn into the daycare even though it is as right in/right out. You are forcing traffic to turn right for the people that live west of the community and you are going into a school zone. Most of Bartlett is west of this development and they will be driving through the whole school zone. The school times are changing next year. The hours will be 8 am to 2 pm. The majority of the kids in the neighborhood will be home in the afternoons and they are around all day in the summer. It is a pretty significant amount of time every day.

**G. Koziol** this property is zoned for this type of business, but it seems that whatever is being proposed there is a dislike for it. Give us ideas of what you would like to see, but remember, this board and the Village Board have no control over what type of business goes into a center. It is up to the business owner to develop the property and if they are successful, fine, if not, they will go out of business and something else will open there. I think this is an opportunity to develop this property in a rather mild way. It is not anything large. It is like the typical stores that are found on Route 59. This property has sat idle for many years. I think it is a good opportunity to develop this and get it on the tax rolls in the Village of Bartlett and to offer something new and different to the community.

**Roy Hunt** 442 Hillendale Drive said the proposed fence was not appropriate to separate the houses. **A. DeAngelis** the fence is meant to be a barrier and something you can see through with landscaping as a buffer on the other side of it rather than just a solid wood fence. **R. Hunt** I just think it would help if there was more privacy. **M. Werden** there will also be ornamental plantings with bushes and trees. **R. Hunt** I would like to see more of a barrier. **A. DeAngelis** there will be a 6-foot solid fence around the daycare playground. The ornamental fence starts at the end of the daycare fence on an angle to



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the property line and it will follow the property line all the way around. We are open to considering an alternative if that is what the Village wants. It does not have to be a 4-foot ornamental fence. I am open to suggestions. We are willing to flexible on that if that would appease everyone.

**K. Jachim** said, I live 3 houses down from the McDonald's on Route 59, it was not my choice, it was built there. The garbage trucks come at around 5 am. The dumpster for the daycare, which will have diapers is 3 houses down. This is going to be right in their backyards. **A. DeAngelis** we are not talking about a McDonalds. McDonalds is probably one of the most intensive quick-service restaurants that there is as far as volume and trash production. This would be something much smaller than that. **K. Jachim** garbage trucks come for businesses at 5 am. This is in their backyards. You have the opportunity to not have these residents go through what we are going through. It is quite horrible. We can hear the beep-beep at about 5 am. You have a chance to do the right thing and not have this in their backyards. **A. DeAngelis** these trash receptacles will be located inside a masonry enclosure and are not right behind the homes.

**R. Hunt** said, I just want to emphasize again that the entrance off of Prospect Avenue, I am really concerned about the proximity to my home with the garbage trucks, the semis making deliveries to the restaurant and daycare at hours that are not operating hours. I am concerned about the number of pedestrians on that street. I know you did a traffic study. I do not know how that might have accounted for the number of near accidents that have happened on this stretch of street at the corner of Devon and Prospect Avenues. With the amount of traffic that comes through there and with adding an entrance to a parking lot in that location how that will affect the flow of traffic as well as keeping pedestrians on that sidewalk safe. People from the residential areas south of us all use that. The bicycle path is 2 blocks south of us and people frequent that bicycle path. They come up Prospect Avenue and across Devon Avenue and will make an entire section out of it if they are runners or joggers or walkers or bikers and there are families pushing strollers with babies and with their young children. They go out for a morning stroll or an afternoon stroll. I am really concerned. My own children ride their bicycles up and down that sidewalk. I am concerned about the safety of having a main entrance in that location behind my home and increasing the vehicle noise that I will have. We deal with Prospect Avenue, but increasing the amount of traffic in and out as a main entrance and anyone missing that parking lot will have to divert into my neighborhood while my kids are playing there in that location, I do have concerns about that. They did a lighting study that said it would not affect our backyards. Did they do a lighting study that would impact our second level? My bedroom windows face that parking lot in the upper story. I am not sure that you are going to be able to block the street lights from my upstairs windows having the parking lot directly behind my home. **M. Werden** the lights would not be shining into your windows, but you would certainly see that are lights in the parking lot. **R. Hunt** they would still impact my wellbeing in my home. We have a stoplight so I very well know how much those lights and the traffic lights impact me and then increase it with parking lot lights. Those are my specific concerns.

**Mike Poremba** 220 Lido Trail said, I have come here tonight with a very open mind and have lived here for 21 years. We did buy knowing there was potential for development behind us. I came from Chicago and we are used to a lot of building around us, but honestly, after hearing everyone speak tonight, I have started to wonder about certain aspects. Many of us have fences and I am wonder



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how the fence is going to look against the fences that we have? Is that being considered? Hearing the traffic and with turns lanes off of Prospect and Devon Avenues gives me a lot of concern. About 12 years ago, I did ask the Village to reassess the pedestrian walkway going to the 7-Eleven because there was no crosswalk there. I actually almost got killed at that corner. A car came 2 feet from me while I was walking to the 7-Eleven. I can testify that the traffic around there is heavy and the kids are running around our neighborhood. Having a restaurant there will increase the traffic. I do worry about the kids in the neighborhood. That is valid. The ability to cross the street from Leiseberg Park to Aldi is really bad and there are a lot of people that use the Aldi and that is great, but the walking that is happening is a lot and crossing over Devon Avenue does look problematic. You have to go all the way down to the CVS and people do not do that. They are trying to cross without proper walkways near Leiseberg Park. It does seem like if you have 1 option, I think residential really plays loudly for this community. We have townhomes across the street and we have our residential area. There are also home across the street on Prospect Avenue. This is a residential area.

**Patti Rouse** 838 Braintree Lane stated that garbage trucks do come out to commercial properties at 4 in the morning. I live behind Brewster Creek Mall and all you hear is beep beep and then the boom. This goes on all the time. I contacted Groot and they told me that there is no Village Ordinance for pick up times for commercial properties. Residential pick up cannot start before 7 am, but for commercial there is no ordinance. To me it seems to be common sense. Why do we not have an ordinance for these trucks so that they cannot come into neighborhoods especially when there are houses right there. **M. Werden** you may come to a Village Board meeting and speak about this during the town hall portion of the meeting to address the trustees.

**G. Koziol** when new developments like this are proposed, I ask myself, which came first, the residential or the commercial? When you buy a home, it is your responsibility to find out what the neighboring area is zoned for. You cannot say you are surprised that something was going to be developed on this lot. It is an empty lot that is zoned for business/commercial for this type of operation. It is being developed in a reasonable fashion. The surrounding community never seems to be happy with what is being proposed. It is always "leave it alone, it is really pretty the way it is," but things change and this may be a time for a change for a property like this. **M. Werden** it is a lot better than the manufacturing that would have gone there years ago. **B. Bucaro** I recall a comment during the Ashton Gardens public hearing that it was the wrong development for that site. Basically, we are hearing the same thing, that this development is the wrong development. If I recall, there were comments that they would prefer a strip mall. The traffic study shows that there is not a problem and the parking is well over the requirements. The photometric study has been done. I do not believe that liquor is an issue. It is a restaurant. If it was a bar, that would be something else. It is a restaurant, which is not the same as a bar. **J. Kapadoukakis** added, phase 2 will have to come before us. **A. DeAngelis** yes, phase 2 will need to come back in its final form for review before anything is approved. **B. Bucaro** when I have to make a decision, I feel your passion, but there are 14,000 other homes in the Village and some of them are probably looking for daycare services and to go out to dinner and would like a new restaurant in town. We have to consider this with a daycare and minimal retail and the flexibility for phase 2, with the restaurant option, which has to come back for final approval. **J. Kapadoukakis** asked the petitioner, is there any other option for the location of the playground area since we have heard a lot about the playground noise? Could the playground area be moved to the corner of the building



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where it would back up to part of the retention area? **A. DeAngelis** no, there are 2 separate playground areas, 1 area for toddlers and 1 area for older children that needs access directly from the building and needs the entire length of the building to accommodate that. That is governed by licensing in terms of the size by the State. **B. Bucaro** I think that the 6-foot fence around the play area will help to buffer the noise. **A. DeAngelis** yes, it is a 6-foot privacy fence. **C. Deveaux** I like the daycare. I live across the street from an elementary school. To me, having children laughing and playing is a nice thing. I like the daycare and I do not know if there have been any other proposals for this property. I am not big on the restaurant. I think we have enough restaurants that we do not promote enough. I know that my friends who own a restaurant are very frustrated right now because there seems to be a lack of interest in Bartlett restaurants. They want to go to Schaumburg or Bloomingdale or somewhere else and we need to start promoting Bartlett restaurants.

**B. Hunt** asked, what could go there? What would not decrease property values or cause disruptions and operating at hours that are going to be disruptive to the families. Maybe that could be a medical office. **A. DeAngelis** those are real possibilities for the retail. **B. Hunt** that is not what is being proposed. **A. DeAngelis** there is plenty of retail space. I envision these being service-oriented retail. **B. Hunt** maybe a lawyer or an account could open an office there. **A. DeAngelis** yes. **B. Hunt** something peaceful. When we bought our house there was a big field in the back and I put a nice white fence along the back of our property to separate us from the field because I knew this day may come, but my hope and my understanding was that when the day came what was put there would be something that would not damage the value of our house. When I look in my backyard and I have convenience store or a restaurant that serves alcohol there will be noise. We can hear music from Aldi because there are restaurants down there and they play music. We hear that all the way where we live so we do not want that in our backyard. When I stand in my bedroom and look out, I do see the light at the corner. Something that is going to help quiet that area and bring valued to it so that if some came and looked at a house they would say, "oh, there is a doctor's office in the backyard, a nice building that is clean with good landscaping and a barrier," but instead we have a road 20 feet from our backyard and parking spaces right in our backyard. A lot of people have mentioned the garbage. If those garbage cans are located in the middle, that garbage truck is still coming through. The theme that everyone has said is maybe we should rezone this to residential. That might not be a bad idea, but if that is not an option that the Village is willing to entertain then it needs to be something that is going to be quiet and peaceful that on the weekends they are not there or maybe just there in the morning, but it is going to be a quiet place. I think that is what everyone is looking for. **A. DeAngelis** there is a high likelihood under the retail plan that it is going to be a lot of service-oriented retail. **B. Hunt** that is not what is being proposed right now. Did I not hear that a convenience store was an option. **A. DeAngelis** I did not say convenience store. There is potential for 1 quick-service restaurant. The rest of the retail could be anything. I could see something like a Starbucks with a dental office here. **B. Hunt** the problem with the drive-through is that you will hear it all the time. You will hear what they are ordering from the backyard. **A. DeAngelis** I do not know if you could hear that since we have it back right up against Devon Avenue. We have that oriented towards Deveon Avenue behind the building. **B. Hunt** maybe you can do a sound study for that? We would just like it to be something quiet and peaceful. The concerns with the daycare the same. I agree, children are nice to hear. I think the community wants to work with the Village. To have something developed there that did not hurt our home values would be a burden off of me. **A. DeAngelis** I do not think this is going to hurt your home values. **B. Hunt**



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can you show studies that show that because I guarantee you it will if there are lights behind my house. What color will these lights be? **A. DeAngelis** the lights have to comply with Village ordinance. **B. Hunt** if I am looking out my window and I see a bright green Starbucks sign or Chipotle sign and the restaurant and everything you have located there, they are actually facing our homes. I do appreciate that you pushed it out to Devon Avenue, but they are facing the homes. **A. DeAngelis** that is a better elevation that facing the rear of building. You do not want to be facing the rear of a building. **B. Hunt** I like quiet. I like peaceful. I like a protective barrier with trees and things that will help us not see this. **A. DeAngelis** conventional planning and the downtown ordinance wants buildings on the street and that is where businesses want to be. They want visible exposure from the street. They do not want big parking lots in front of them set back from the road. **B. Hunt** I think where we are going is maybe these are not the right buildings for right here. We want it to be developed because once it is developed, we do not have to worry about our property values crashing because someone said "hey, let's get a liquor license" and put something behind our house. I know that is sensitive to you, but it is a place that sells liquor. Come back to us with a proposal that is not going to hurt our home values that we can joyously say great, these guys are doing good by us. **M. Werden** it is time to consider the proposal that is before us. **B. Hunt** I object to both.

**J. Miaso** made a motion to pass along a **positive recommendation** to the Village Board to approve case **(#18-05) TLE at Devon & Prospect Avenue** for a 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 subject to the conditions and findings of fact outlined in the staff report.

**M. Werden** closed the public hearing.

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

**Roll Call**

**Ayes: B. Bucaro, J. Kapadoukakis, J. Miaso, J. Battermann, A. McSwane, M. Werden, G. Koziol**  
**Nays: C. Deveaux**

**The motion carried.**

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: Car Wash, 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 be 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 Applicant certifies that the information provided in this application is true and correct to the best of their knowledge and belief. The Applicant understands that providing false information is a violation of the rules of the Board of Planning and Zoning and may result in the denial of the application and/or the imposition of penalties.

## 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 2023

# SWC of Devon & Prospect

PIN #0102109013

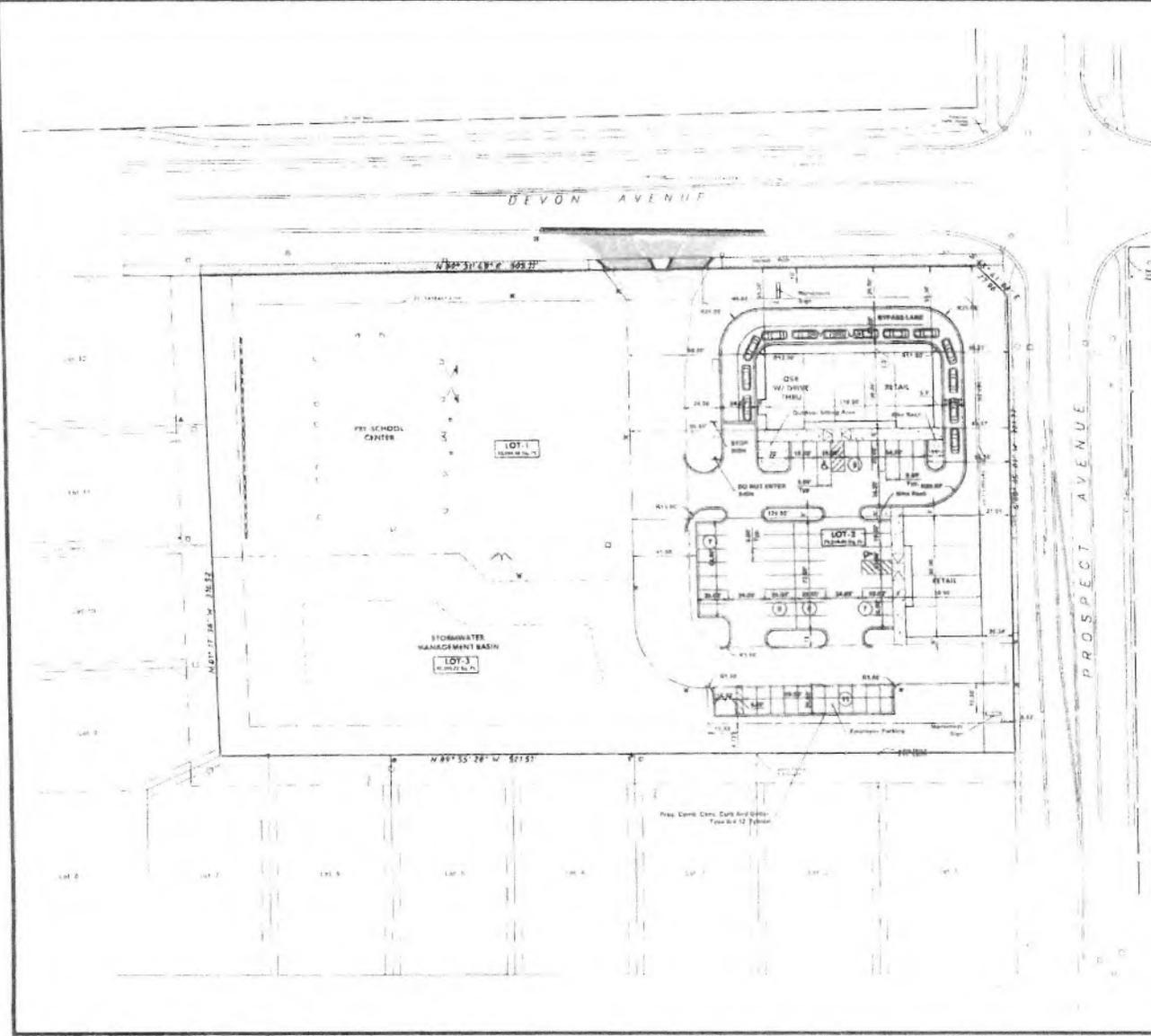


0 160 320 US Feet





Notes:  
 1) All walls & signs shall be installed in 7' high fence perimeter  
 2) All walls shall be in the center of the lot  
 3) All walls shall be in the center of the lot  
 4) All walls shall be in the center of the lot  
 5) All walls shall be in the center of the lot



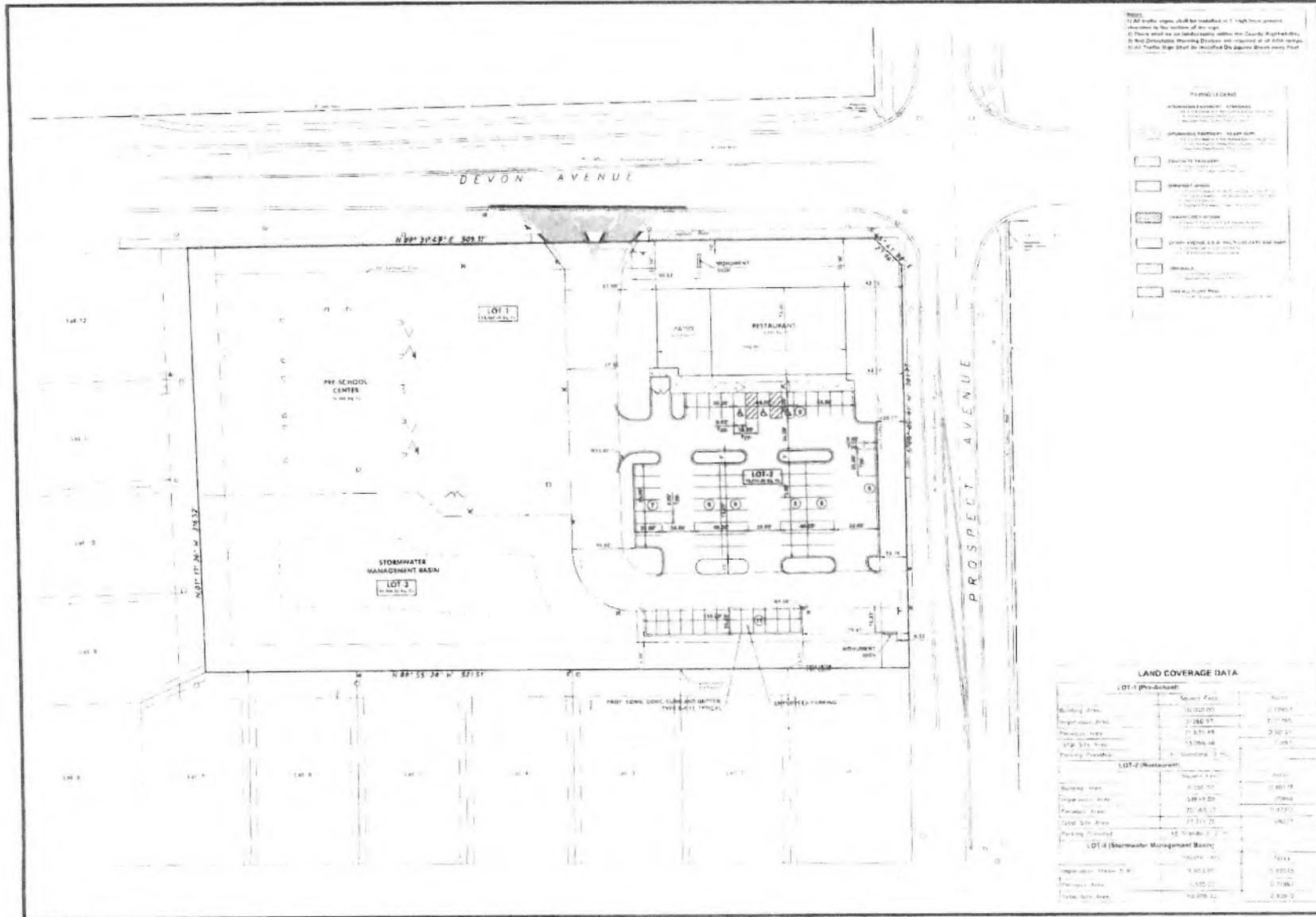
**LAND COVERAGE DATA**

LOT 1 (Pre-School)		
	Square Feet	Area
Building Area	10,000.00	0.2281
Impervious Area	10,000.00	0.2281
Permeable Area	33,750.00	0.7719
Total Area	43,750.00	1.0000
Parking Spaces	2	2
LOT 2 (DSR - Retail)		
	Square Feet	Area
Building Area	4,000.00	0.0918
Impervious Area	4,000.00	0.0918
Permeable Area	39,500.00	0.8982
Total Area	43,500.00	0.9900
Parking Spaces	15	15
LOT 3 (Stormwater Management Basin)		
	Square Feet	Area
Impervious Area	4,000.00	0.0918
Permeable Area	36,000.00	0.8082
Total Area	40,000.00	0.8999

**HAEGER ENGINEERING**  
 consulting engineers • land surveyors

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

Project No. 10-1001  
 Date: 10/1/2011  
 Scale: 1"=40'-0"



Notes:  
 1) All water signs shall be installed at 1' high from ground elevation to the bottom of the sign.  
 2) There shall be no landscaping within the Curbside Drop-off Area.  
 3) All Driveway Paving Division are required at all times except at all Traffic Sign shall be installed On signed Street away from

- PERMITTED USES**
- 1. **RESTAURANT** - 10,000 SF
  - 2. **RETAIL** - 10,000 SF
  - 3. **STORMWATER MANAGEMENT BASIN** - 10,000 SF
  - 4. **PATIO** - 10,000 SF
  - 5. **PARKING** - 10,000 SF
  - 6. **LANDSCAPING** - 10,000 SF
  - 7. **STREET LIGHTS** - 10,000 SF
  - 8. **STREET SIGNAGE** - 10,000 SF
  - 9. **STREET FURNITURE** - 10,000 SF
  - 10. **STREET LIGHTS** - 10,000 SF
  - 11. **STREET SIGNAGE** - 10,000 SF
  - 12. **STREET FURNITURE** - 10,000 SF

**LAND COVERAGE DATA**

LOT 1 (Restaurant)		
Category	Area (sq ft)	Percentage (%)
Building Area	6,000.00	2.19%
Impervious Area	2,180.97	7.71%
Paved Area	7,181.49	25.92%
Total Site Area	15,766.46	56.62%
Parking Provided	4,000.00	14.20%

LOT 2 (Retail)		
Category	Area (sq ft)	Percentage (%)
Building Area	6,000.00	2.19%
Impervious Area	2,847.09	10.22%
Paved Area	30,415.17	110.73%
Total Site Area	39,262.26	140.14%
Parking Provided	10,000.00	35.92%

LOT 3 (Stormwater Management Basin)		
Category	Area (sq ft)	Percentage (%)
Impervious Area	4,303.97	15.25%
Paved Area	1,555.21	5.53%
Total Site Area	5,859.18	21.18%

**HALGER ENGINEERING**  
 CONSULTING ENGINEERS, P.C. 10000 N. 10th Ave., Suite 100, Denver, CO 80231  
 (303) 751-1000

**PRELIMINARY PUD PLAN - OPTION-B  
 PHASE 2  
 DEVON - PROSPECT DEVELOPMENT  
 PUD SHEETS  
 PH2-B**

Project Manager: J. H.  
 Engineer: J. H.  
 Date: 02/11/2022  
 Revision: 1.0



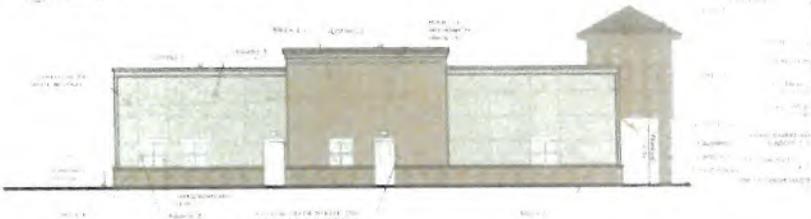




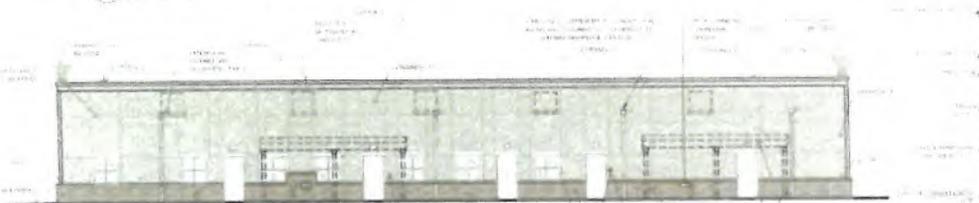
1 PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NO.	DESCRIPTION	FINISH	REMARKS
1	CONCRETE	PAINTED	
2	BRICK	PAINTED	
3	GLASS	PAINTED	
4	WOOD	PAINTED	
5	ROOFING	PAINTED	
6	CEILING	PAINTED	
7	FLOORING	PAINTED	
8	WALLS	PAINTED	
9	DOORS	PAINTED	
10	WINDOWS	PAINTED	
11	SCREENS	PAINTED	
12	TRIM	PAINTED	
13	BASE	PAINTED	
14	ROOF	PAINTED	
15	WALLS	PAINTED	
16	FLOOR	PAINTED	
17	CEILING	PAINTED	
18	DOORS	PAINTED	
19	WINDOWS	PAINTED	
20	SCREENS	PAINTED	
21	TRIM	PAINTED	
22	BASE	PAINTED	
23	ROOF	PAINTED	
24	WALLS	PAINTED	
25	FLOOR	PAINTED	
26	CEILING	PAINTED	
27	DOORS	PAINTED	
28	WINDOWS	PAINTED	
29	SCREENS	PAINTED	
30	TRIM	PAINTED	
31	BASE	PAINTED	
32	ROOF	PAINTED	
33	WALLS	PAINTED	
34	FLOOR	PAINTED	
35	CEILING	PAINTED	
36	DOORS	PAINTED	
37	WINDOWS	PAINTED	
38	SCREENS	PAINTED	
39	TRIM	PAINTED	
40	BASE	PAINTED	
41	ROOF	PAINTED	
42	WALLS	PAINTED	
43	FLOOR	PAINTED	
44	CEILING	PAINTED	
45	DOORS	PAINTED	
46	WINDOWS	PAINTED	
47	SCREENS	PAINTED	
48	TRIM	PAINTED	
49	BASE	PAINTED	
50	ROOF	PAINTED	
51	WALLS	PAINTED	
52	FLOOR	PAINTED	
53	CEILING	PAINTED	
54	DOORS	PAINTED	
55	WINDOWS	PAINTED	
56	SCREENS	PAINTED	
57	TRIM	PAINTED	
58	BASE	PAINTED	
59	ROOF	PAINTED	
60	WALLS	PAINTED	
61	FLOOR	PAINTED	
62	CEILING	PAINTED	
63	DOORS	PAINTED	
64	WINDOWS	PAINTED	
65	SCREENS	PAINTED	
66	TRIM	PAINTED	
67	BASE	PAINTED	
68	ROOF	PAINTED	
69	WALLS	PAINTED	
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71	CEILING	PAINTED	
72	DOORS	PAINTED	
73	WINDOWS	PAINTED	
74	SCREENS	PAINTED	
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80	CEILING	PAINTED	
81	DOORS	PAINTED	
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83	SCREENS	PAINTED	
84	TRIM	PAINTED	
85	BASE	PAINTED	
86	ROOF	PAINTED	
87	WALLS	PAINTED	
88	FLOOR	PAINTED	
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91	WINDOWS	PAINTED	
92	SCREENS	PAINTED	
93	TRIM	PAINTED	
94	BASE	PAINTED	
95	ROOF	PAINTED	
96	WALLS	PAINTED	
97	FLOOR	PAINTED	
98	CEILING	PAINTED	
99	DOORS	PAINTED	
100	WINDOWS	PAINTED	

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# TRAFFIC IMPACT STUDY



**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



**HE HAEGER ENGINEERING**  
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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 11<sup>th</sup> 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 7 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
<b>Total Traffic</b>		<b>125</b>	<b>117</b>	<b>145</b>	<b>142</b>	<b>63</b>	<b>60</b>	<b>1,641</b>	<b>801</b>

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
<b>Total Traffic</b>		<b>85</b>	<b>61</b>	<b>89</b>	<b>83</b>	<b>41</b>	<b>28</b>	<b>1,021</b>	<b>585</b>

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*, 3<sup>rd</sup> 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 lane 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, 7<sup>th</sup> 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	$\leq 10$	$\leq 10$	Little to no delay to motorists
B	$> 10$ and $\leq 20$	$> 10$ and $\leq 15$	Relatively low delay to motorists
C	$> 20$ and $\leq 35$	$> 15$ and $\leq 25$	Average delays to motorists
D	$> 35$ and $\leq 55$	$> 25$ and $\leq 35$	Congestion becomes more noticeable. Delays are within an acceptable range
E	$> 55$ and $\leq 80$	$> 35$ and $\leq 50$	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 6.7	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 (Rt/O)	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 95<sup>th</sup> 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 95<sup>th</sup> 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 95<sup>th</sup> 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 95<sup>th</sup> 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, RSP,  
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

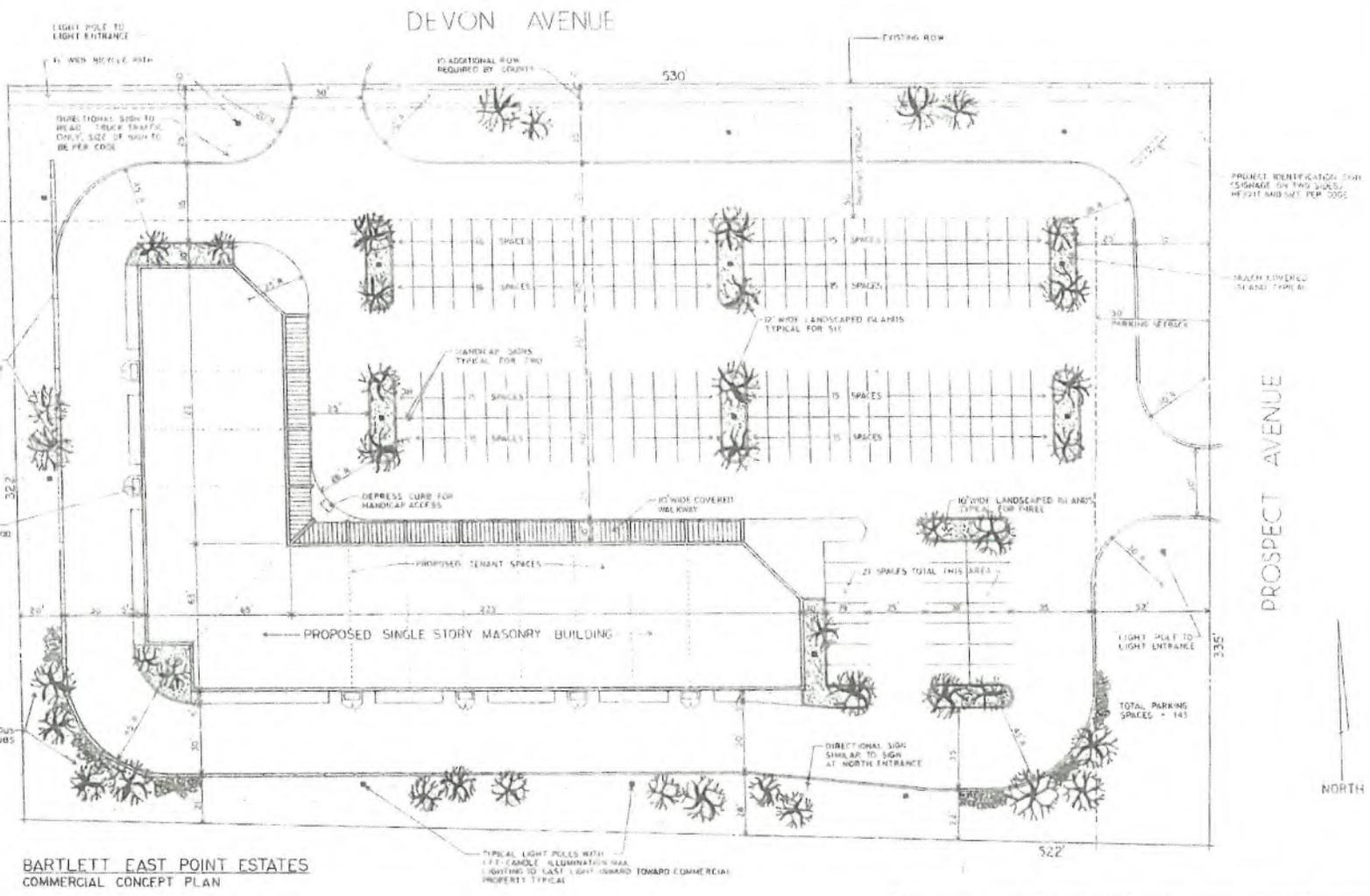
No supporting information was provided to address the previously noted questions/comments regarding parking.

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.

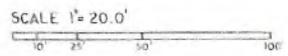
Please do not hesitate to contact BLA at 630-438-6400 should you have any questions.

**Commercial Site  
Plan - 1988**

Approved by Ordinance  
#1988-104, never built



**BARTLETT EAST POINT ESTATES  
COMMERCIAL CONCEPT PLAN**



<p><b>J.P. ARCHITECTS AND PLANNERS</b> 210 SOUTH MILWAUKEE AVENUE WHEELING, ILLINOIS 60090 TELEPHONE: 312-537-6650</p>	<p>REVISIONS:</p>	<p>DATE: 10-03-88 DRAWN BY: J.P.</p>
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# Agenda Item Executive Summary

**AGENDA ITEM:** #2025-04 Star Buds Dispensary

**BOARD OR COMMITTEE:** Committee

## BUDGET IMPACT

Amount \$N/A

Budgeted \$N/A

Fund: N/A

Corresponding Activity Measure: P&Z Commission Review

## EXECUTIVE SUMMARY

The petitioner is requesting a **special use permit to allow an adult-use dispensary** at 801 S Route 59 in the Brewster Creek Shopping Center. The petitioner is also proposing to open a bakery selling hemp infused products at 803 S Route 59, this use is permitted by right as it does not involve cannabis infused products.

The Planning & Zoning Commission held the public hearing at their May 1, 2025 meeting and heard the comments and concerns raised by the surrounding property owners and received a petition objecting to the request. The Planning and Zoning Commission's motion to recommend approval of the petitioner's request **failed to pass with a 3-5 vote**. *A special use permit which fails to receive a positive recommendation from the Planning & Zoning Commission requires a vote of at least four (4) Trustees in favor of the application.*

## ATTACHMENTS (PLEASE LIST)

Memo, minutes of the P&Z meeting, applicant's presentation, cover letter, application, location map, site plan, floor plan, petition

## RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Work to improve retail business profile in the village

Short Term (1-3 Years): Routine  Complex

Long Term (3-5 Years): Routine  Complex

## ACTION REQUESTED

- For Discussion Only - For review and to forward to the Village Board for a final vote
- Resolution
- Ordinance
- Motion

Staff: Kristy Stone, PDS Director

Date: May 13, 2025

**PLANNING & DEVELOPMENT SERVICES MEMORANDUM**  
**25-018**

DATE: May 13, 2025  
TO: Paula Schumacher, Village Administrator  
FROM: Brian Krause, Associate Planner *BK*  
RE: **(#25-04) Star Buds Dispensary**

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**PETITIONER**

Ahmad Joudeh

**SUBJECT SITE**

801-803 S IL Route 59

**REQUESTS**

**Special Use Permit – Adult-Use Cannabis Dispensary**

**SURROUNDING LAND USES**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Commercial</b>	<b>Commercial</b>	<b>B-3</b>
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.
5. At the May 1 Planning and Zoning Commission meeting, the petitioner gave a presentation (attached) outlining the security precautions, product packaging, and daycare proximity. Several residents raised concerns regarding the proposed location's proximity to Brewster Creek Kinder Care and the residential neighborhood, increased traffic, air quality / odors, and children's safety.

## **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.

2. The Planning and Zoning Commission held the required public hearing, reviewed the petitioner's request for a Special Use Permit and **did not recommend approval** at their meeting on May 1, 2025 based on the above conditions and findings of fact.
3. The petitioner's presentation, minutes from the P&Z Commission meeting, additional background materials, and petition opposing the project are attached for your review and consideration.

ab/attachments

General - PDS Team\memos 2025\018\_Starbuds\_vbc.docx



Village of Bartlett  
Planning and Zoning Commission  
May 1, 2025

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**(#25-04) Star Buds – 801 S Route 59**

Special Use Permit to allow an adult-use dispensary

**PUBLIC HEARING**

The following exhibits were presented:

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

The petitioner, **Marty Atieh**, Executive Director of Operations, Starbuds came forward and was sworn in by **M. Werden**. **M. Atieh** our plans are for a dispensary at 801 S. Route 59. We are a company that has operated throughout the country since 2010. We are here to address concerns of the residents of Bartlett and to talk more about community engagement and how we can address those concerns. We are a family-owned company and we came into Illinois in 2022. This will be our 5th location in Illinois. We focus on education for every location. When our customers walk in, we try to educate them as well as the surrounding residents about what we do and about the product. The team that we have developed over the past 15 years brings a great amount of expertise into this industry. It is more than just selling cannabis. We try to focus on any of the concerns during our initial interaction for any new dispensary. Our first location was in Burbank, then Westmount, Hoffman Estates and then Riverside. All 4 locations have been operational since 2022. We have been exceptional tenants in those towns and have done a lot of great work with those towns. In Rockford, the average median income is \$31,000. We pride ourselves in that our employees make an average of \$43,000. These are things that we bring into the community. We bring employment with the average income being much greater than the surrounding areas. We hear that the primary concern is the children having access to cannabis. In the many years that we have done this, there has been some concern that product could be dropped outside and children could get a hold of the product if they are walking around the area. I assure everyone, in the past 15 years we have not had one incident where a child was able to get product from any of our dispensaries intentionally or unintentionally on the property. We are also regulated by the State of Illinois for each package to have child safety. I have difficulty opening some of these packages. We do require our staff and our security to randomly walk the facility a couple of times an hour, walk outside and check the parking lot to make sure that everything is good. Many shoppers shop online. About 70 percent of customers shop online. They get their product and they walk out. It is not chaotic. There are no lines like we witnessed in the early days of legalized cannabis with traffic congestion. Those days are long gone. It is a normal interaction. The customers walk in and within 5 minutes they are walking out. We use very discreet packaging. Outside of the store you cannot even tell that it is a cannabis company. There is no leaf advertising. Our sign is there that says "Star Buds." There is concern about the daycare facility to the right of us. This is something that we do not take lightly. I have 5 children myself. If there any concerns, we would like to address those concerns. I always tell people that customers walk into our dispensary and walk out, and you cannot even tell they have anything. People do not randomly open up cannabis and start smoking on site. That does not happen. In the 3 years that we have been operational in Illinois, out of our 4 locations, we have not had one 911 call regarding anything whether that is consumption outside or cannabis being found or any crimes. We take pride in the fact that our locations, safe, secure and very discreet. Our transactions are very discreet and our customers enjoy that discretion. We always



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like to address concerns with neighboring businesses and we try to work with neighboring business to address any possible concerns. Again, the packaging is child-resistant and tamperproof. We brought samples of the packaging in case anyone wants to see those. We are not catering to children. We do not have cartoonish figures. We do not have colorful advertising outside of our dispensaries. None of our packaging caters to children. It is regulated by the State of Illinois and is one of the strictest regulations in the country. The labeling is on the outside of the packaging and it is sealed in a discreet bag so that when a customer is walking out, they have a small black or white bag and no one knows what is in that bag. We do follow all regulations. The State of Illinois has the toughest regulations in the country. There are only 247 dispensaries in the entire State of Illinois as opposed to Colorado that has over 1,000 dispensaries. Illinois does regulate every dispensary and holds them to the highest regard. As for outside consumption, I cannot vouch for what individuals will do. I can tell you from past experience in Illinois and other states, we have not had one incident where a customer has left our facility and opened a package and consumed a product on the property. If we were to witness that, there are guidelines that we have to follow and report that to the State of Illinois. We have not had one incident. More than likely, people take their product home to consume it at a later time. This is not like alcohol. I come from the liquor industry. People walk out of a liquor store and crack open a bottle and drink as they are walking. This is different. People take their product and go home. We have onsite monitoring 24/7. The State has access to the cameras at any time. While we are operational, we have security at all times. They walk the outside premises every hour, twice an hour to check the surroundings, the parking lot and trash bins. They actually clean the parking lot if they happen to see trash. Trash in our facilities is nonexistent. We have a strong team and take pride in where we go and how we visually look because we know we are scrutinized the most. We take pride in our locations and businesses inside and outside. Our staff is well trained. We offer a 1-week course in product training and information. The staff understands that they are not just selling cannabis, but they can also interact with their customers and answer all of their questions. We always try to find locations that have ample parking. Early on, parking was an issue, which brought concerns about safety. With this development, there is ample parking, more than we could possibly use so we do not see any problems. Our signage is just a simple "Star Buds" sign and we will abide by all of the local sign ordinances. We do pride ourselves in community engagement. We like to go into the community and see how we can help. In Rockford, we helped develop a domestic abuse center. We sponsored that center that was built 3 or 4 years ago. We really take pride in that.

We check IDs several times. In order to enter the facility, you have to be 21 years old. You cannot bring a child with you. IDs are checked through a system that reads the age and does not store any information. It tells us that they have a valid State ID and they are at least 21. They are then let into the dispensary floor at which time they deal with the bud tender who checks their ID again prior to the transaction and once they get their product, the ID is checked again. They are checked 3 times once they walk into the dispensary. We take the extra step one last time to make sure the person is who they say they are and no steps were missed along the way.

Again, I wanted to address the safety. Safety comes before anything. We do not compromise on safety for children in particular. I have 5 children myself. The procedures we put in place are to stop anyone under 21 from going into the operation. We communicate that with our staff. The product



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that comes in, we make sure that they have tamper seals and child safety. We do random checks as products come in to make sure that nothing is missed.

We would like to hear any concerns and address those concerns. Anything that we can do that is within our powers, we try to work with the community and not against the community.

**B. Bucaro** asked, regarding the monitoring, you have a camera system that the State has access to, does the Village also have access to those cameras? **M. Atieh** no, the State does not give access to the Village. State Police has access. **B. Bucaro** are there cameras monitoring the parking lot? **M. Atieh** there are State regulations for external and internal cameras. We also have to have cameras that monitor license plates of the customers and that is regulated by the State. We also would have cameras on the roof. **B. Bucaro** when a customer leaves with the product, the cameras can monitor them as they are leaving the store. **M. Atieh** yes, we have live monitoring inside the store. **B. Bucaro** I realize that the bakery at 803 S. Route 59 does not need a special use permit and is not part of this hearing, but looking at the floor plan, I had difficulty visualizing that. Is the bakery completely separate from the dispensary? **M. Atieh** it is like any other use in a strip mall with a shared well and a separate entrance. There is no commonality. The State does not allow that. **J. Kapadoukakis** asked, will the baking be done on the property? **M. Atieh** initially it will not but, eventually, we will have the baking done on the premises. **A. McSwane** you had mentioned that this will generate minimal traffic and I understand parking is not an issue, but I disagree. The roads on both sides, Route 59 and Stearns Road have horrible traffic problems. Can you address that? That intersection is not very safe and adding more traffic could cause serious problems. **M. Atieh** because there are several entrances and exists in the area, we feel that the traffic congestion will be divided. On average, we get about 35 cars an hour. It is divided up between 4 different ins and outs.

**M. Werden** opened the public hearing.

**Carole Harrington** 757 Braintree Ln stated, I am right behind where this dispensary is supposed to be. I have lived there for 29 years. I have been in Bartlett for 38 years and love this town. I am not debating the fact that cannabis is legal, that is not my issue. I am concerned about the safety, health and welfare of our community, especially our youngest and more vulnerable. You are aware that you are located within walking distance of homes and 2 daycare centers. Studies show that the presence of dispensaries in close proximity to neighborhoods can lead to increased exposure and normalization of drug use among minors. Children are incredibly impressionable and seeing a cannabis store and bakery near their daycare centers sends the wrong message that using drugs is a normal every day part of life. I am not talking about adults; I am talking about children. I am a mom and a grandmother, and a retired schoolteacher. I do not think this is how we want to raise our children. The public safety concerns are traffic. I live at Braintree Ln and Norwood Ave. There is a lot of traffic there. We are picking up garbage all the time from McDonalds. I knew the strip mall was there when I moved in. I have no issue with the strip mall whatsoever. I think we need a family-oriented strip mall. I am concerned about the odor and marketing. If you are baking and there is odor from the cannabis going through the neighborhood, I do not think that is desirable. We can smell McDonalds, Sliver Lake and Dunkin Donuts and that is great, but I do not think our kids should be smelling cannabis where they are outside playing in a daycare playground and we have 2 playgrounds there. I hope that you will



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consider what the community wants. I do not think we should be telling families that live here or those considering moving here that their concerns come second to business concerns. I believe that this dispensary will hurt the value of our homes. I think it will make people think twice. Do I want to live in an area where there is a cannabis dispensary? We could have this dispensary on Stearns Road in the industrial area. There are no homes there. We could have this dispensary at the CVS that just closed down. There are no homes right there. We are not saying do not have a dispensary in Bartlett. We are saying not there. We had in that area physical therapy, a florist, a dentist, karate, and hair salons, which is great. We want businesses in the area. We want family businesses in the area, but cannabis is strictly adult and we have a lot of children in our neighborhoods. I would ask that we not rezone to allow somebody there that we do not want. Traffic is going to be brutal. It is already busy, but we knew that when we moved in, but with cannabis there, we are going to make traffic worse. Those are my concerns. I hope you will consider the residents. I love Bartlett, but I do not love this idea.

**Vera Tait** 740 Duxbury Ln said, I am speaking in opposition to have the dispensary where it is proposed. I am a pediatric neurologist and 3 years ago, I retired as the Chief Medical Officer of the American Academy of Pediatrics. I agree with what was said before. I am certain that no one here would ever want to hurt a child intentionally, but one thing that you said, which really hit home to me is that you really do not have any control. You have the cameras and staff, but you said yourself, we do not have control when someone leaves even though you have the security. In this location right next to the daycare facility, you have never had someone drop and edible and have it picked up. You are implying that would never happen. An article published in *Pediatrics* in 2023 a study looked at unintentional cannabis edible ingestions for less than 6 years of age. The study was from 2017 to 2021 and looked at medical outcomes. During 2017 to 2021, there were 7,043 exposures of children under 6 to cannabis nationally. In 2017, there were 207 reported cases. That is an increase of 1,375% with what is happening throughout the country. These numbers are remarkable. All it takes is 1 child. I can tell you all the numbers and tell you about all the research and as a neurologist, I can tell you what happens to a child who eats an edible. Most of these ingestions were home ingestions, so I will give you that and you are trying to do all of the good things and the right things, but not all of them were. The American Academy of Pediatrics continues to look at the strategies that you actually named like not naming things or packaging things to look like candy and I am grateful for that. However, why take the chance on a dropped edible being found and eaten by a child? Why take that chance? All you need to know is that if you have a child or grandchild that is 2 years old, think how fast they are to put something right in their mouth. I am asking that you please consider the possibility of what can happen to a child even with all of the good things that you are trying to do. I would ask that you consider putting this somewhere else. We are way past legal and I could stand here and tell you what happens to a child's developing brain when they are on pot. Please consider that and think about how you would never want one child hurt. I am really concerned too about the traffic if you are looking at 35 more vehicles an hour back and forth.

**Kayla Scardamaglia** Center Director, Brester Creek Kinder Care, 795 S Route 59 stated, we currently house 120 children in the center on a daily basis. I have asked the parents, how do you feel about this? Quite a few of the parents are not thrilled with having a dispensary so close to their children. Things do get dropped, we understand that. I clean up liquor bottles from the liquor store that is farther down. My concern is about the bakery. I have immunocompromised children with asthma. We check



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the air quality because these are our most precious little people. I am so petrified when the kids get off the bus just from the normal traffic from the McDonalds and Dunkin Donuts. You are telling me 35 cars an hour. I have 4 buses that drop off every day not including the 6 bus runs that my 2 buses do. That is not including the pick-up and drop off with little kids running to their cars. We have so much parent traffic that parents park on the median by the McDonalds and walk across. Sometimes there is just not enough parking and with all of this increased traffic, that just runs the risk of one of the kids or a parent getting hit and that scares me. I am asking, not there, not 2 doors down from the little people. There are so many other options than 2 doors down.

**Donielle Gary-Burton** 1028 Norwood Ln said she has petition that has been signed by over 100 residents that live in the area of Bartlett Estates opposing the rezoning to allow a cannabis dispensary in the shopping center located less than 250 feet from a daycare facility in a residential neighborhood. This proposal puts our community in uncharted and unsafe territory. To date, no other municipality in DuPage County has permitted an adult-use cannabis dispensary this close to a daycare center or residential homes. It is not a coincidence. It is a reflection of deliberate and responsible zoning decisions that prioritize public safety and family welfare. Under the Illinois cannabis regulation and tax act, municipalities are granted the authority to restrict the location of dispensaries near what the law defines as sensitive uses like schools and childcare centers. In addition, the Illinois municipal code ILC5-11-13-1 gives the Village clear responsibility to regulate land use and protect the public health, safety, morals and general welfare including keeping incompatible uses like a cannabis dispensary and a daycare center apart. The B-3 neighborhood shopping district was not designed for this type of high security and high traffic commercial operation. It was intended to support local and low impact businesses that serve the day-to-day needs of residents. Placing a cannabis dispensary in this setting brings potential security concerns, increased vehicle traffic as mentioned, 35 cars an hour and a fundamental shift in the character of this neighborhood. This is not about opposing legalized cannabis. This is about location and this location is inappropriate. A dispensary does not belong next to where children are being cared for and families live, walk and play. There are better-suited commercial areas in Bartlett that are properly buffered from homes and childcare centers and more aligned with the nature of cannabis retail. Approving this rezoning would not only contradict Bartlett's own thoughtful planning practices, it would break trust with the families here. We urge you to stand with the residents and uphold the zoning protections that have kept our neighborhood safe. Please deny this request.

**Jame Pantos** 1065 Auburn Ln stated that he is coming up on his 30-year anniversary in Bartlett. It has been a great experience so far, but I am disappointed with what I am hearing today. There is no real defined spot for the parking lot and the daycare center. It is less than 250 feet. I believe that this commission is just yes people and I understand there is a balance between progress and development. There is a lot of open land. Put them at 227 across the street from the police department so that if anything happens, they are right there. Why do you have to put this next to 120 kids? They tell you that they are here for the community. They are not here for the community. They are here to make money. We all know that. There are other areas that would not be affected by young kids. Please do not do this, morally. I am an empty nester. You probably all have children please do not do this. I am here because I think morally, this is wrong.



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**Jim Harrington** 757 Braintree Ln said that he has been in education for 40 years and school gets out in another month. The kids use their bikes in the summertime with their friends and they go to McDonalds, Baskin & Robins and Walgreens. Traffic is terrible over there. There is a daycare there and the kids are going to be asking, "what is Star Buds?" They do not need that exposure at that age. They are too young. They are going to experience enough of that when they get to junior high and high school. Think about the parking situation. If you go out onto Norwood Ln and try to make a left turn onto Route 59 by McDonalds, it is nearly impossible. Try to make a left turn going south by the Walgreen's, you cannot do that either. Where are these cars going to go? They are going to go down Norwood Ln and Braintree Ln in both directions, 30 to 35 cars an hour. Half of Braintree Ln does not have sidewalks and people walk in the street. There is no 25 mile an hour speed limit on that road. They are flying through that area. Look at the bus stop in the morning. What is going to happen with the people that are coming from the dispensary? They do not really care what is going on there. We do not need this in a subdivision where houses are less than 200 yards away and the daycare centers on both ends are even closer than that. Why not Brewster Creek? Send it out west. I know Bartlett wants the money and that is fine. Send it to the industrial park.

**Frank Forestiene** 828 Braintree Ln said, I built my house in 1986 and I knew there was going to be a shopping mall there. There is a lot of traffic in my neighborhood and a lot of trash. There are people stopping in front of my house to eat their McDonalds. What are the hours of the dispensary? **M. Atieh** usually the hours are 9 am to 9 or 10 pm. **F. Forestiene** I have people stopping in front of my house to do whatever and they are allowed to be parked there. This is going to bring in a lot more traffic. Everyone knows that they do not want to make a left on Route 59 and do not want to make the turn onto Stearns Road by the daycare center. They want to make a left on Braintree Ln or go around the pond to make a left farther out. I am concerned about that. If you are giving them special zoning to come into my neighborhood, I do not understand that.

**Agne Januskis** 809 Kingston Ln stated, we have lived in the neighborhood for 10 years. We have an 18-year-old who grew up there and middle school son with friends that like to bike around the neighborhood and walk to McDonalds and Dunkin Donuts. My concern is having that pond there with the benches and the gazebo with tables, people will come and buy your product and might enjoy it in this beautiful area where we have our kids spending their free time. There is nothing to stop your customers from using those products there. I do not know if you envision Bartlett Police canvassing that area. How fast will the Illinois State Police respond to these areas where this cannabis dispensary is. Those are big concerns of mine. There is also a bike path coming from the downtown area to Auburn Ln and that is going to open up more foot and bike traffic and all of those people will go to the pond and McDonalds and Dunkin Donuts and possibly the cannabis shop. We do not think it is right to put this so close to a residential area.

**Kathy Jachim** 1050 Norwood Ln said, I live 3 houses down from the daycare and with 35 cars, I cannot get out of my driveway. They reroute traffic when there are accidents and it comes into our subdivision from Braintree Ln to Norwood Ln. I know you cannot control the people, but somebody could offer something to the poor innocent children that live in our neighborhood. Anywhere else in Bartlett. Again, we cannot deny that cannabis is here to stay, but just not in a strip mall where you have a subdivision with families and a daycare with little kids. We just do not want this in our neighborhood.



Village of Bartlett  
Planning and Zoning Commission  
May 1, 2025

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**Lynn DeSmidt** 741 Duxbury Ln said, we moved in 1987. Listening to everything that is going on in the B-3 development, which is considered a neighborhood shopping area, I want the board to know that I drove Higgins and Roselle Road and backed up in a parking spot for an hour and counted the cars going into that Star Buds. The logo there says "Star Buds, Cannabis Co" not just "Star Buds." They do not just have a sign that says open, they have a sign with a banner that says open. There are 2 signs. I have 3 daughters and they were not exposed to this. My oldest daughter was in the first graduating class for the DARE program and we were so excited that Bartlett offered a program like that. How wonderful that our kids could learn good values. I applaud the cannabis businesses that are freestanding that have their own parking away from residents and children. My kids attended that Kinder Care, they would not attend that Kinder Care if the cannabis business was there. I have a medical degree and have seen people affected by different drugs through the years. I have a passion for families that are dealing with that. We do not need to advertise it. Our slogan is "We Belong" and I am proud of that. I feel that our community has grown. We need to hear what everyone has said and come to the conclusion that we are not going to pass this zoning ordinance for cannabis. I looked at the diagram online and there is not a straight line. There is 801 and 803 and there is a division, but it looks like a communed development. I am confused about the doors in and out and back part of the facility. I just want you to know that I am hoping you oppose this. We want Bartlett to grow, but safety is the most important thing.

**J. Kapadoukakis** asked, what is the Illinois State law for distances? **Kurt Asprooth, Village Attorney** answered, there are no State Law mandates for distances for adult-use cannabis dispensaries from sensitive uses. The State left the determination of those distances and what are sensitive uses up to each municipality. When Bartlett passed amended the ordinance in 2022 to allow dispensaries, we did not put any specific distance restrictions in the ordinance. There is no State mandate on that. The only one that applies to adult-use cannabis dispensaries is that you cannot be within 1,500 feet of another dispensary. That is the only thing that would apply to an adult-use dispensary. There were restrictions when it was only medical that had distances, but that was in 2014. The State did not put those same restrictions into the adult-use cannabis law. There is no distance restriction under Illinois State Law or under our local ordinance that applies.

**D. Gary Buton** added, Mr. Asprooth said that Illinois does not have any laws stating how close a dispensary can be to a childcare center and that is true, but the State is counting on boards like this to make informed decisions that are in best interest and the welfare of the residents.

**B. Bucaro** asked staff, have any of the surrounding villages that have dispensaries had any problems?  
**K. Stone** the interim Police Chief has contacted the surrounding municipalities and none of them have had any nuisance complaints.

**M. Werden** stated that one of the purposes of the public hearing is for everything to come out and for people's opinions to be known. I think it was overwhelming to see all of the signatures on the petition and as for me, I am not going to vote yes for this because I do not think the people want this in that area. Possibly going west of Route 59 somewhere, I do not know, but I think it was pretty overwhelming with the signatures on the petition. We need to make a recommendation or continue to another date.



Village of Bartlett  
Planning and Zoning Commission  
May 1, 2025

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**C. Deveaux** made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#25-04) Star Buds 801 S Route 59** for a Special Use Permit to allow an adult-use dispensary subject to the conditions and findings of fact outlined in the staff report.

**M. Werden** closed the public hearing

**Motioned by: C. Deveaux**

**Seconded by: J. Miaso**

**Roll Call**

**Ayes: J. Miaso, J. Battermann, G. Koziol**

**Nays: C. Deveaux, B. Bucaro, J. Kapadoukakis, A. McSwane, M. Werden**

**The motion failed.**



# Village of Bartlett

## Planning & Zoning Commission Meeting

Starbuds

5/1/2025

# Welcome & Purpose of Presentation

- ▶ Brief introduction of company and project team.
- ▶ Purpose: Address public concerns about safety, packaging, and daycare proximity.
- ▶ Commitment to community engagement and safety.

# Who We Are: Star Buds Dispensary

- ▶ Star Buds is a trusted cannabis dispensary operator committed to safety, compliance, and community engagement.
- ▶ We focus on education, responsible access, and maintaining a welcoming environment for all qualified patients and adult users.
- ▶ Our team brings years of industry experience and prioritizes public health and regulatory adherence.

# Our Illinois Locations

- ▶ Star Buds currently operates four licensed dispensary locations across Illinois:
  - ▶ • Westmont
  - ▶ • Burbank
  - ▶ • Hoffman Estates
  - ▶ • Riverside

Each location is operated with a focus on professionalism, compliance, and integration into the local community.

# What We've Heard from the Community

- ▶ Primary concern: Children accessing cannabis products discarded outside the facility.
- ▶ Specific worries: Daycare centers nearby, child safety, and accidental exposure.
- ▶ Our intent: Provide clear and actionable solutions to prevent these risks.

# Cannabis Product Packaging: Tamper-Proof & Child-Resistant

- ▶ Child-Resistant: All packaging complies with Illinois Cannabis Regulation & Tax Act.
- ▶ Tamper-Evident: Visual indicators show if packaging has been opened.
- ▶ Opaque and Non-Descriptive: No bright colors or cartoon imagery.
- ▶ Proper Labeling: Includes warning labels and product information per law.
- ▶ Compliance: Regular audits and third-party checks ensure integrity.

# Preventing Outdoor Product Disposal

- ▶ On-Site Consumption Prohibited: No product may be consumed on premises or in parking lots.
- ▶ Secure Packaging: Products are sealed and cannot be used on-site.
- ▶ Security Monitoring: 24/7 video surveillance covers all property areas including trash bins.
- ▶ Trained Staff Protocols:
  - ▶ Visual checks of outdoor areas during and after hours.
  - ▶ Immediate cleanup policies.
  - ▶ Regular walkthroughs at shift changes.

# Addressing Daycare Proximity Concerns

Our location complies with Illinois state law in terms of zoning. In addition, we are very particular about ensuring a safe environment in and around our store.

- ▶ Traffic & Access Controls:
  - ▶ Discreet signage and customer flow patterns.
  - ▶ No loitering allowed; strict enforcement.
- ▶ Community Liaison Program:
  - ▶ Open dialogue with nearby daycare operators.
  - ▶ Rapid response protocol for any community-reported concern.

# Public Safety

- ▶ 24x7 video monitoring by the company and Illinois State Police
- ▶ Onsite Security guard during all operating hours
- ▶ ID checks at lobby entry and at time of purchase for age verification

# Our Commitment to the Village of Bartlett

- ▶ Safety-first mindset for both adults and children in the community.
- ▶ Transparent operations, ongoing communication with village staff.
- ▶ Investment in education and outreach.
- ▶ Willingness to adapt operations in response to feedback.

Questions

Thank you



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  
 SEP 27 2025

**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

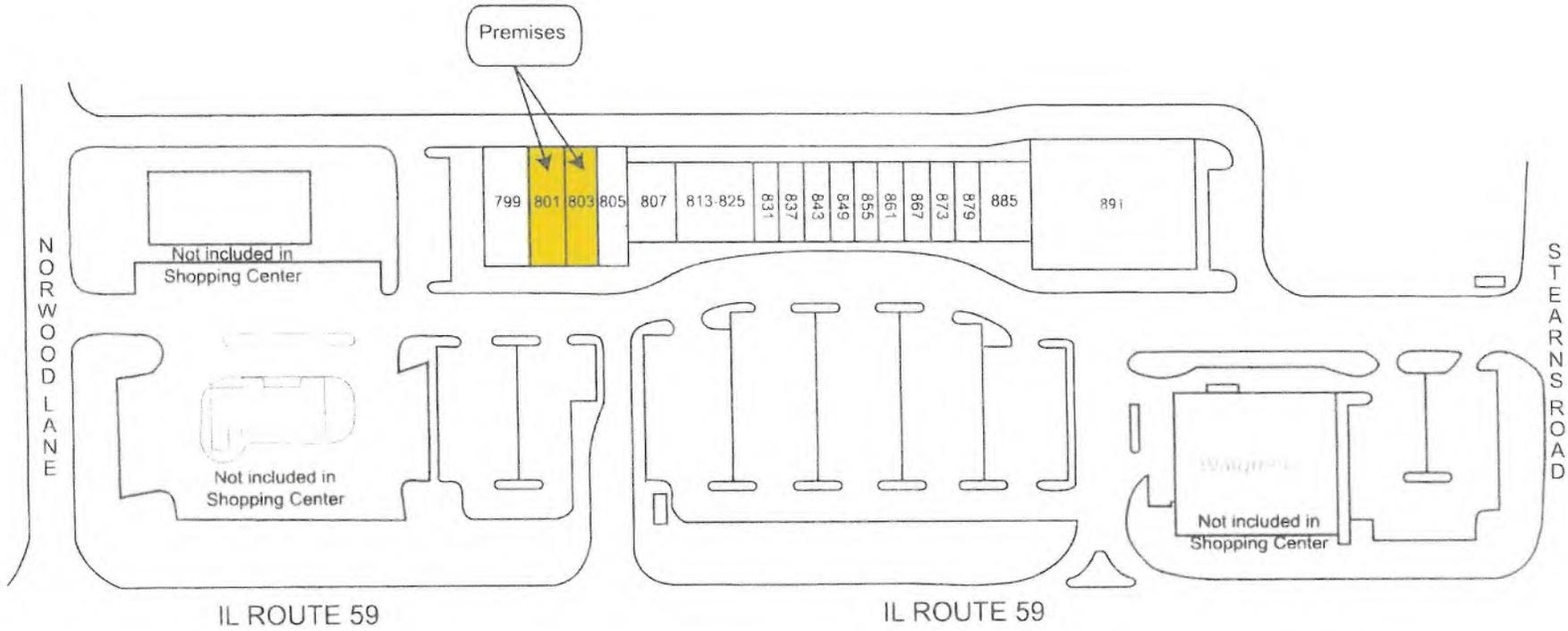
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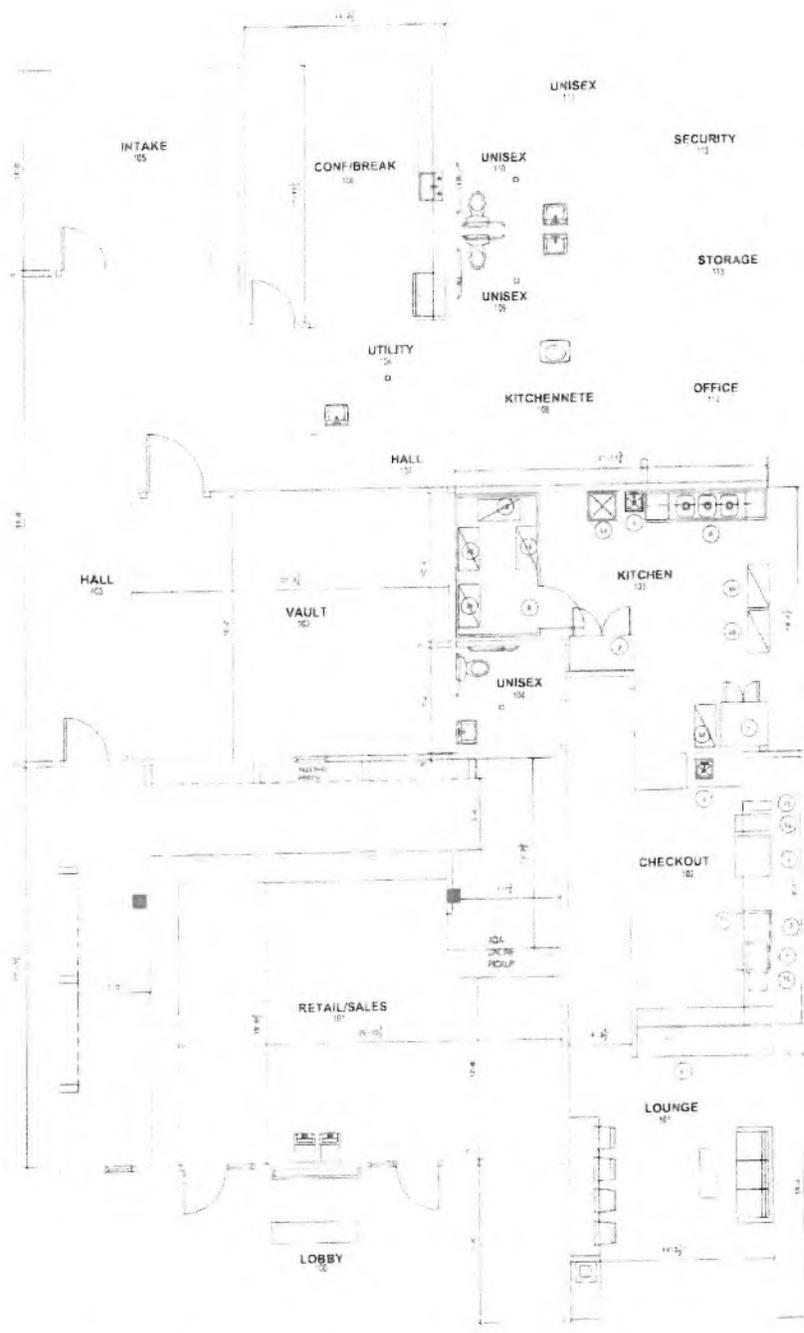
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0 60 120 US Feet

# BREWSTER CREEK Bartlett, IL







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

Item No.	Qty	Equipment Category	Amps	Volts	MEWA	Cook Size (in)	BTLU	Cold Water Size (in)	Hot Water Size (in)	Direct Drain Size (in)	Indirect Drain Size (in)
1	1	Bueller Electric Convection Oven	4.45	120vac	5-15P						
2	1	Maratonec 4 Door Ice Cube Machine	21.9	120v	5-15P						
3	1	Tornado Oven	30	208v	5-20						
4	1	Silvering Milk Dispenser	1.8	120v	5-15P						
5											
6	1	Elkay ES16650-2-zer JCompartment sink						20"	22"	2"	
7	1	True TS-5916 2dr Freezer	16	120v	5-20P						
8	1	Maratonec Walk In Cooler Base	8.5	208v	5-15P						
9	1	Hand Sink - zero Base w/ PHS-Wireless hot/cold/evn boards						12"	22"	2"	
10	2	Regency Wire Storage Racks									
11	2	Regency POS System									
12	1	Muster 20" 200 Sink w/ heavy duty rack	1.6	110v	5-15P			20"	20"	2"	
13	1	Superhee Flavor Machine	1.6	110v	5-15P						
14	1	Espresso Machine	2.1	220v	5-15P						
15	2	AIDA Employee Lockers									
16	5	Regency epoxy coated racks W/C									
17	1	18" Antec Air-AUC&B UnderCabinet Lng	3.8	220v	5-15P						

**\*\*Petition\*\***

**Subject of Petition:** Opposing a Cannabis Dispensary Near a Daycare and Residential Area

**To Whom it May Concern, including:** The Village of Bartlett Zoning Board, The Village of Bartlett City Council, The Mayor of Bartlett

We, as residents of the Village of Bartlett, residing in the neighborhood of Bartlett Estates, hereby petition to deny the special use Permit request and zoning requests for Starbuds cannabis dispensary at 801 S. Illinois Route 59, Bartlett, IL, and to enact an ordinance prohibiting cannabis dispensaries within 2500 ft. of daycare centers and residential areas.

**Reasons for the Petition**

1. *Proximity to a Daycare Center:* The proposed location of Starbuds at 801 S. Illinois Route 59, Bartlett, IL 60103 is within close proximity to Brewster Creek Kindercare at 795 S. Illinois Route 59, Bartlett, IL 60103, raising concerns about the safety and well-being of young children.
2. *Impact on Residential Area:* The proposed Starbuds dispensary is located at 801 S. Illinois Route 59, Bartlett, IL 60103 is in close proximity to the residential area of Bartlett Estates, potentially impacting the quality of life, safety and property values of all nearby homes.
3. *Increased Traffic and Parking Issues:* The operation of a cannabis dispensary may lead to increased traffic and parking congestion in an already busy area.
4. *Concerns about Public Safety:* Increased activity associated with Starbuds located at 801 S. Brewster Creek Illinois Route 59, Bartlett, IL 60103 could potentially raise concerns about public safety and security within the Bartlett Estates neighborhood.

We, the undersigned, respectfully urge you to deny the zoning request and special use permit for the Starbuds dispensary at 801 S. Illinois Route 59, Bartlett, IL 60103, and enact an ordinance prohibiting cannabis dispensaries within 2500 ft. of daycare centers and residential areas.

*Signatures will be collected on the following pages.*

**\*\*Petition\*\***

**Subject of Petition:** Opposing a Cannabis Dispensary Near a Daycare and Residential Area

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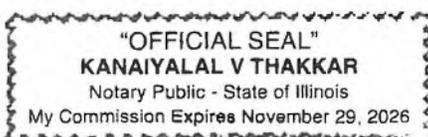
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*Signatures will be collected on the following pages.*

*Carole Harrington*



*Kanaiyalal V Thakkar*  
04302025

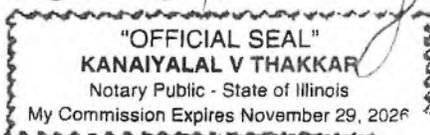
**Subject of Petition: Opposing a Cannabis Dispensary Near a Daycare and Residential Area**

Printed Name	Signature	Street Address	Date Signed
1. Carole Harrington	<i>Carole Harrington</i>	757 Braintree Ln. Bartlett, IL 60103	4/20/25
2. Dustin Harrington	<i>Dustin</i>	757 Braintree Ln Bartlett, IL 60103	4/20/25
3. JAMES M HARRINGTON	<i>J M H</i>	757 BRAINTREE LN BARTLETT IL 60103	4/20/25
4. Angela Donaldson	<i>Angela Donaldson</i>	753 Braintree Ln	4/22/25
5. THOMAS RATCLIFFE	<i>Thomas Ratcliffe</i>	897 Braintree Ln	4/23/25
6. Pat Gerhardt	<i>Pat Gerhardt</i>	704 Braintree Ln	4/23/25
7. Clifford Baerlin	<i>Clifford Baerlin</i>	877 Braintree Ln	4/23/2025
8. Colleen Fortino	<i>Colleen Fortino</i>	837 Braintree Ln.	4/23/2025
9. Chris Fortino	<i>Chris Fortino</i>	837 Braintree Ln	4/23/2025
10. Beverly Jacobsen	<i>Beverly Jacobsen</i>	733 Braintree Ln	4/23/2025
11. CRAIG JACOBSEN	<i>Craig Jacobsen</i>	733 Braintree Ln	4-23-2025
12. Leslie Young	<i>Leslie Young</i>	729 Braintree Ln.	4/23/25
13. Matt Young	<i>Matt Young</i>	729 Braintree Lane	4/23/25
14. Andrea M. Grasemann	<i>Andrea M. Grasemann</i>	719 Braintree Lane	4/23/25
15. Karl Grasemann	<i>Karl Grasemann</i>	719 Braintree Lane	4/23/25
16. Michael Koop	<i>Michael Koop</i>	715 Braintree Lane	4/23/25
17. HORAW KOOP	<i>Horaw Koop</i>	715 Braintree Ln	4/23/25
18. Jamie Miller	<i>Jamie Miller</i>	707 Braintree Ln	4/23
19. Mary Olson	<i>Mary E. Olson</i>	711 Braintree Ln	4/29/25
20. Ruth O'Sullivan	<i>Ruth O'Sullivan</i>	267 E Railroad Ave	4/29/25

**\*Circulator's Statement (To be completed by the person collecting signatures on EACH PAGE)\***

I, Carole Harrington (Print Circulator's Name), residing at 757 Braintree Ln, Bartlett, IL 60103 (Full address including City, State, Zip Code), being 18 years of age or older and a citizen of the United States, certify that each signature on this page was signed in my presence and is genuine to the best of my knowledge and belief, and that the signers represented themselves to be residents of Bartlett Estates, in the Village of Bartlett, Illinois at the time of signing.

Carole Harrington Signature of Circulator, 4/30/25 date



*Kanaiyalal V Thakkar*  
04/30/2025

**Subject of Petition:** Opposing a Cannabis Dispensary Near a Daycare and Residential Area

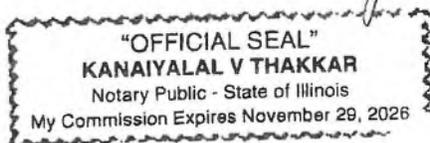
Printed Name	Signature	Legal Street Address	Date Signed
1. Donald P Olson	<i>Donald P Olson</i>	711 Braintree Ln.	4-29-2025
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**\*Circulator's Statement (To be completed by the person collecting signatures on EACH PAGE)\***

I, Carole Harrington (Print Circulator's Name), residing at 757 Braintree Ln, Bartlett, IL, 60103 (Full address including City, State, Zip Code), being 18 years of age or older and a citizen of the United States, certify that each signature on this page was signed in my presence and is genuine to the best of my knowledge and belief, and that the signers represented themselves to be residents of Bartlett Estates, in the Village of Bartlett, Illinois at the time of signing.

*Carole Harrington*

Signature of Circulator, 4/30/25 date



*Kanaiyalal V Thakkar*

04-30-2025

Subject of Petition: Opposing a Cannabis Dispensary Near a Daycare and Residential Area

Printed Name	Signature	Street Address	Date Signed
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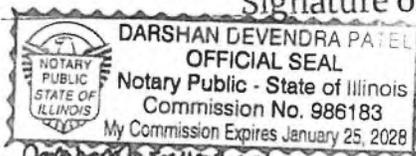
1. Tom Witkowski Tom Witkowski 1021 Norwood Lane 4-22-25
2. Debbie Fornell Debbie Fornell 818 Braintree Ln 4-22-25
3. Tony Cruz Tony Cruz 848 Braintree Ln 4-22-25
4. RICHARD LEWIS [Signature] 868 Braintree Ln 4-22-25
5. Elizabeth Lewis Elizabeth Lewis 808 Braintree Ln 4-22-25
6. Christine Natoni Christine Natoni 888 Braintree Ln 4-22-25
7. CHRIS COSTANTE 898 Braintree Ln 4-22-25
8. Andrzej Gawedek Andrzej Gawedek 1016 Norwood Lane Bartlett 4-22-25
9. Kathy Jachum Kathy Jachum 1015 Norwood Ln Bartlett 4-22-25
10. Karina I. Benner Karina I. Benner 807 Braintree Ln Bartlett, IL 60133 4/22/25
11. Joseph Berner Joseph Berner 807 Braintree Ln Bartlett, IL 60133 4/22/25
12. Mary Mazzocci MARY MAZZOCCI 1027 Norwood Ln. Bartlett IL 60133 4/24/25
13. Joseph Mazzocci Joseph Mazzocci 1027 Norwood Ln Bartlett IL 60133 4/24/25
14. Michael Burton Michael Burton 1028 Norwood Lane Bartlett, IL 60133 4/24/25
15. Danielle Gary Burton Danielle Gary Burton 1028 Norwood Ln Bartlett, IL 4/24/25
16. Morgan Burton Morgan Burton 1028 Norwood Ln. Bartlett 4/24/25
17. Henry Gary Henry Gary 1028 Norwood Lane Bartlett 4/24/25
18. STEVE ROUSH Steve Roush 838 BRAINTREE LANE BARTLETT
19. Leandra Jaeger Leandra Jaeger 742 Braintree Ln Bartlett IL 4-24-25
20. Konrad Kolm Konrad Kolm 726 Braintree Ln Bartlett IL 60133 4-24-25

\*Circulator's Statement (To be completed by the person collecting signatures on EACH PAGE)\*

I, Danielle Gary-Burton (Print Circulator's Name), residing at 1028 Norwood Lane, Bartlett, IL 60133 (Full address including City, State, Zip Code), being 18 years of age or older and a citizen of the United States, certify that each signature on this page was signed in my presence and is genuine to the best of my knowledge and belief, and that the signers represented themselves to be residents of Bartlett Estates, in the Village of Bartlett, Illinois at the time of signing.

[Handwritten Signature]

Signature of Circulator, 4/22/25 date



Darshan Devendra Patel  
04/22/25

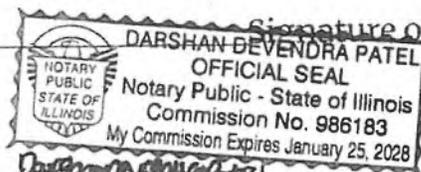
Subject of Petition: Opposing a Cannabis Dispensary Near a Daycare and Residential Area

Printed Name	Signature	Street Address	Date Signed
1. SYLVIA STOKLOS A Stoklosa	[Signature]	726 BRAINTREE LN BARTLETT	4-25-25
2. <del>Steve Anich</del> <del>Stoklosa</del>	<del>[Signature]</del>	718 Braintree Ln Bartlett	4-25-25
3. <del>Engla Voegel</del> <del>Charles Voegel</del>	<del>[Signature]</del>	710 Braintree Ln Bartlett	4-25-25
4. <del>Charles Voegel</del> CHARLES VOEGEL	[Signature]	710 BRAINTREE LN Bartlett	4-25-25
5. PATTI ROUSE	Patti Rouse	838 BRAINTREE LN BARTLETT	4/25/25
6. Brenda Connolly	Brenda Connolly	798 Duxbury Ln Bartlett	4-25-25
7. THOMAS Connolly	[Signature]	798 Duxbury Ln Bartlett	4-25-25
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\*Circulator's Statement (To be completed by the person collecting signatures on EACH PAGE)\*

I, Donielle Gary - Burton (Print Circulator's Name), residing at 1028 Norwood Lane, Bartlett, IL 60103 (Full address including City, State, Zip Code), being 18 years of age or older and a citizen of the United States, certify that each signature on this page was signed in my presence and is genuine to the best of my knowledge and belief, and that the signers represented themselves to be residents of Bartlett Estates, in the Village of Bartlett, Illinois at the time of signing.

[Handwritten Signature]



04/30/2025

Signature of Circulator, \_\_\_\_\_ date

**Subject of Petition: Opposing a Cannabis Dispensary Near a Daycare and Residential Area**

Printed Name	Signature	Legal Street Address	Date Signed
1. Lynn DeSautt	<i>Lynn DeSautt</i>	741 Duxbury Ln Bartlett	4/22/25
2. VERA TATI	<i>Vera Tati</i>	740 Duxbury Lane Bartlett	4/22/25
3. Sandra Lombardi	<i>Sandra Lombardi</i>	752 Duxbury Ln Bartlett	4/22/25
4. RICK Lombardi	<i>Rick Lombardi</i>	752 Duxbury Ln Bartlett	4/22/25
5. Kim Morgan	<i>Kim Morgan</i>	753 Duxbury Ln Bartlett	4/22/25
6. Sherrie Moore	<i>Sherrie Moore</i>	749 Duxbury Ln Bartlett	4/22/25
7. Marsha Wainwright	<i>Marsha Wainwright</i>	745 Duxbury Ln. Bartlett IL	4/22/25
8. George Kinney	<i>George Kinney</i>	745 Duxbury Ln Bartlett	4/22/25
9. Lynn DeSautt	<i>Lynn DeSautt</i>	745 Duxbury Ln Bartlett	4/22/25
10. Greg Schmidt	<i>Greg Schmidt</i>	736 Duxbury Ln Bartlett	4/22/25
11. Helene Schmidt	<i>Helene Schmidt</i>	736 Duxbury Ln. Bartlett	4/22/25
12. Susan Mariotti	<i>Susan Mariotti</i>	748 Duxbury Ln Bartlett	4/22/25
Kam Manth	<i>Kam Manth</i>	748 Duxbury Lane BARTLETT (RAND MARIOTTI)	4/22/25
14. Janet McCain	<i>Janet McCain</i>	757 Duxbury Ln Bartlett	4/22/25
15. R W IN TOR	<i>R W IN TOR</i>		4/22/25
16. Kathie Wing	<i>Kathie Wing</i>		4/22/25
17. Tammi Kumerow	<i>Tammi Kumerow</i>	736 Fairview Ln Bartlett	4/22/25
18. Eric Kumerow	<i>Eric Kumerow</i>	736 Fairview Ln Bartlett IL 60013	4/22/25
19. Eric Bremer	<i>Eric Bremer</i>	744 Duxbury Ln Bartlett	4/22/25
20. ADRIAN MESALES	<i>Adrian Mesales</i>	744 Duxbury Ln Bartlett	4/22/25

**\*Circulator's Statement (To be completed by the person collecting signatures on EACH PAGE)\***

I, Lynn DeSautt (Print Circulator's Name), residing at 741 Duxbury Lane Bartlett IL 60013 (Full address including City, State, Zip Code), being 18 years of age or older and a citizen of the United States, certify that each signature on this page was signed in my presence and is genuine to the best of my knowledge and belief, and that the signers represented themselves to be residents of Bartlett Estates, in the Village of Bartlett, Illinois at the time of signing.

*Lynn DeSautt* Signature of Circulator, 4/22/25 date



Subject of Petition: Opposing a Cannabis Dispensary Near a Daycare and Residential Area

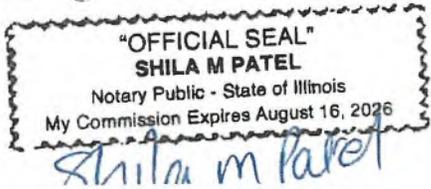
Printed Name	Signature	Street Address	Date Signed
1. RON MORGAN	[Signature]	753 DUXBURY LN BARTLETT	4-23-25
2. Ryan	[Signature]	737 Duxbury Ln Bartlett	4/23/25
3. Darius Januskis	[Signature]	803 Kingston Ln Bartlett	4/23/25
4. AGNE JANUSKIS	[Signature]	809 KINGSTON LN Bartlett	4/23/25
5. Jalpa Khandia	[Signature]	196 Duxbury Ln Bartlett	4/23/25
6. Helen Leopold	[Signature]	788 Duxbury Ln Bartlett	4/23/25
7. Barry Collier	[Signature]	722 Fairview Ln Bartlett, IL	4/23/25
8. Deborah Collier	[Signature]	722 Fairview Ln Bartlett, IL	4/23/25
9. DICK LOCASCIO	[Signature]	855 Kent Circle Bartlett IL	4-23-25
10. Debra Locascio	[Signature]	855 KENT CIR, BARTLETT IL	4-23-25
11. BOB LARKAUN	[Signature]	925 Auburn Ln Bartlett	4/25/25
12. Clay Kupman	[Signature]	915 Auburn Ln Bartlett IL	4/25/25
1. Darlene Buck	[Signature]	714 Fairview Bartlett IL	4-25-25
14. STEVEN BUCK	[Signature]	714 FAIRVIEW BARTLETT	4/25/25
15. Ruth Kyme	[Signature]	715 Fairview Bartlett	4-25-25
16. THOMAS KYME	[Signature]	715 FAIRVIEW BARTLETT	4/25/25
17. Jean White	[Signature]	710 Fairview Bartlett	4/25/25
18. Tom White	[Signature]	710 Fairview Bartlett	4/25/25
19. Anna Traca	[Signature]	925 Auburn Ln Bartlett	4/25/25
20. Mike Pawlowski	[Signature]	723 FAIRVIEW LN	4/25/25

\*Circulator's Statement (To be completed by the person collecting signatures on EACH PAGE)\*

I, Lynn DeSantis (Print Circulator's Name), residing at 7401 Duxbury Lane Bartlett IL 60103 (Full address including City, State, Zip Code), being 18 years of age or older and a citizen of the United States, certify that each signature on this page was signed in my presence and is genuine to the best of my knowledge and belief, and that the signers represented themselves to be residents of Bartlett Estates, in the Village of Bartlett, Illinois at the time of signing.

[Handwritten Signature of Lynn DeSantis]

Signature of Circulator, 4/29/2025 date



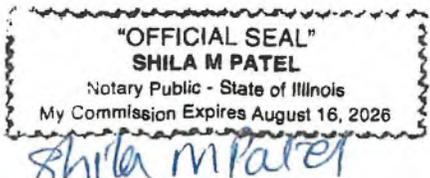
**Subject of Petition: Opposing a Cannabis Dispensary Near a Daycare and Residential Area**

Printed Name	Signature	Street Address	Date Signed
1. Elise Beeskow	<i>E. Beeskow</i>	848 Kingston Ln	4/26/25
2. Rob Beeskow	<i>Rob Beeskow</i>	848 Kingston Lane	4/26/25
3. Ken Matthews	<i>Ken Matthews</i>	856 Kingsway Lane	4/26/25
4. Marsha Matthews	<i>Marsha Matthews</i>	856 Kingston Lane	4/26/25
5. Lisa Pomykala	<i>Lisa Pomykala</i>	807 Kent Circle	4/26/25
6. Theresa Weiss	<i>Theresa Weiss</i>	833 Kingston Lane	4/26/25
7. Matthew Weiss	<i>Matthew Weiss</i>	833 Kingston Lane	4/26/25
8. Tom Adams	<i>Tom Adams</i>	812 Kingston	4/26/25
9. TRISH ADAMS	<i>Trish Adams</i>	812 Kingston	4/26/25
10. Peng Yu	<i>Peng Yu</i>	732 Duxbury Ln	4/26/25
11. Chris M	<i>Chris M</i>	724 Fairview Ln	4/26/25
12. Vidro Arora	<i>Vidro Arora</i>	724 Fairview Ln	4/26/25
13. Megan Howarth	<i>Megan Howarth</i>	723 Fairview Ln	4/26/25
14. Colleen Maxon	<i>Colleen Maxon</i>	718 Fairview	4/26/25
15. Cindy Hale	<i>Cindy Hale</i>	702 Fairview Ln	4/26/25
16. Robert Bulger	<i>Robert Bulger</i>	930 Auburn Ln	4/26/25
17. Susan D	<i>Susan D</i>	900 Auburn Ln	4/26/25
18. R C Patel	<i>R C Patel</i>	900 Auburn Ln	4/26/25
19. Joseph Perrone	<i>Joseph Perrone</i>	737 Duxbury Ln	4/26/25
20. Ived Patel	<i>Ived Patel</i>	764 Duxbury Ln	4/26/25

**\*Circulator's Statement (To be completed by the person collecting signatures on EACH PAGE)\***

I, *Lynn DeSmit* (Print Circulator's Name), residing at *741 Duxbury Lane Bartlett IL 60103* (Full address including City, State, Zip Code), being 18 years of age or older and a citizen of the United States, certify that each signature on this page was signed in my presence and is genuine to the best of my knowledge and belief, and that the signers represented themselves to be residents of Bartlett Estates, in the Village of Bartlett, Illinois at the time of signing.

*Lynn DeSmit* Signature of Circulator, *4/29/2025* date



Subject of Petition: Opposing a Cannabis Dispensary Near a Daycare and Residential Area

Printed Name	Signature	Legal Street Address	Date Signed
1. MIKE LEHMAN	<i>[Signature]</i>	820 KINGSTON	4/28/2025
2. Peter Cozzi	<i>[Signature]</i>	805 Kingston	4/29/2025
3. Barb Lanis	<i>[Signature]</i>	825 Kingston	4/29/2025
4. ADAM KOTYZA	<i>[Signature]</i>	828 Kingston	4/29/2025
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\*Circulator's Statement (To be completed by the person collecting signatures on EACH PAGE)\*

I, Brenda Rogers-Cannolly (Print Circulator's Name), residing at 798 Duxbury Ln Bartlett IL 60103 (Full address including City, State, Zip Code), being 18 years of age or older and a citizen of the United States, certify that each signature on this page was signed in my presence and is genuine to the best of my knowledge and belief, and that the signers represented themselves to be residents of Bartlett Estates, in the Village of Bartlett, Illinois at the time of signing.

Brenda Rogers-Cannolly Signature of Circulator, 4/30/25 date



5/1/25  
Jeanine Marie Kelly  
STATE OF ILLINOIS DEPARTMENT OF STATE  
Brenda Rogers-Cannolly 5/1/25

Subject of Petition: Opposing a Cannabis Dispensary Near a Daycare and Residential Area

Printed Name	Signature	Legal Street Address	Date Signed
1. Laurie Abbott	<i>Laurie Abbott</i>	847 Braintree, Bartlett	04/26/25
2. CARL ABBOTT	<i>Carl Abbott</i>	847 BRAINTREE BARTLETT	04/26/25
3. CAROL MADEJ	<i>Carol Madej</i>	857 BRAINTREE BARTLETT	4-30-25
4. FRANK FORESTIERE	<i>Frank Forestiere</i>	828 BRAINTREE BARTLETT	4/30/25
5. KIMBERLY FORESTIERE	<i>Kim Forestiere</i>	828 BRAINTREE BARTLETT	4/30/25
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\*Circulator's Statement (To be completed by the person collecting signatures on EACH PAGE)\*

I, Laurie Abbott (Print Circulator's Name), residing at 847 Braintree Ave, Bartlett, IL 60103 (Full address including City, State, Zip Code), being 18 years of age or older and a citizen of the United States, certify that each signature on this page was signed in my presence and is genuine to the best of my knowledge and belief, and that the signers represented themselves to be residents of Bartlett Estates, in the Village of Bartlett, Illinois at the time of signing.

*Laurie Abbott* Signature of Circulator, 04/26/2025 date

**Subject of Petition: Opposing a Cannabis Dispensary Near a Daycare and Residential Area**

Printed Name	Signature	Legal Street Address	Date Signed
1. MIKE CUSUMANO		1033 AUBURN LANE	4/22/25
2. Jen Tuzel		1002 Auburn Ln	4/22/25
3. ROBIN CRAMER		1000 Auburn Ln	4/24/25
4. Anshu Patel		900 Auburn Ln	4/24/25
5. Ravi Patel		900 Auburn Lane	4/24/25
6. Andrew Jachim		1015 Norwood Lane	4/24/25
7. MIKE JACHIM		1015 Norwood Lane	4/24/25
8. Matthew Jachim		1015 Norwood Lane	4/26/25
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**\*Circulator's Statement (To be completed by the person collecting signatures on EACH PAGE)\***

I, Kathy Jachim (Print Circulator's Name), residing at 1015 Norwood Ln Bartlett IL (Full address including City, State, Zip Code), being 18 years of age or older and a citizen of the United States, certify that each signature on this page was signed in my presence and is genuine to the best of my knowledge and belief, and that the signers represented themselves to be residents of Bartlett Estates, in the Village of Bartlett, Illinois at the time of signing.

Kathy Jachim Signature of Circulator, 4/24/25 date

**Dr. Donielle Gary-Burton**

1028 Norwood Lane

Bartlett, IL 60103

donielleburton@gmail.com

(630) 291-2827

**Date:** April 30, 2025

**Village President Kevin Wallace**

**Village Board of Trustees**

Bartlett Village Hall

228 S. Main Street

Bartlett, IL 60103

**RE: Opposition to Re-Zoning for Cannabis Dispensary at B-3 Neighborhood Shopping Center Near Daycare and Residences**

Dear President Wallace and Members of the Board,

I am writing to formally oppose the proposed re-zoning that would permit an adult-use cannabis dispensary in the B-3 neighborhood shopping center located less than 250 feet from a licensed daycare facility and a residential neighborhood in Bartlett.

As a Bartlett resident, I am deeply concerned about the potential impact this dispensary would have on the safety, character, and well-being of our community. More than **100 residents** have signed a petition opposing this re-zoning—a clear sign of widespread concern and disapproval among residents who are most directly affected.

Currently, **no other municipality in DuPage County** allows adult-use cannabis dispensaries within 250 feet of a daycare or residential homes. This is a clear standard of responsible planning that should not be disregarded in Bartlett. The Illinois Cannabis Regulation and Tax Act encourages municipalities to create local zoning restrictions that protect sensitive areas such as

schools and childcare centers. Furthermore, under **Illinois Municipal Code 65 ILCS 5/11-13-1**, municipalities are charged with zoning authority to protect public health, safety, and welfare. Approving this re-zoning would run counter to both the letter and spirit of these protections.

The proposed B-3 location is simply not appropriate for this type of high-volume, high-security commercial use. This zoning district was designed for neighborhood-serving retail—not high traffic cannabis dispensaries. It would be the wrong decision for the Village of Bartlett to introduce a business of this nature so close to where young children are cared for and where families live.

It is important to note that there are **alternative locations in Bartlett**—including areas zoned for general commercial or light industrial use—that would provide more appropriate buffers from sensitive areas and align with the broader planning goals of the village. These locations would allow Bartlett to benefit economically from cannabis retail without compromising the safety or character of the Bartlett Estates residential neighborhood.

For all these reasons, I respectfully urge the Village Board to **deny this re-zoning request** and instead work to identify a location that meets regulatory guidelines and better serves the interests of all residents.

Thank you for your time and for considering the voices of concerned community members.

Sincerely,

A handwritten signature in black ink, appearing to read "Donielle Gary-Burton". The signature is fluid and cursive, with a large, stylized initial "D" and "G".

**Dr. Donielle Gary-Burton**  
Bartlett Estates Resident

I am Carole Harrington. I have lived at 757 Braintree Lane for the past 29 years. Previously I lived on Hyacinth Lane in Bartlett for 9 years. That is a total of 38 years as of now, that we have lived in Bartlett. I am speaking to you as a mother, grandmother, and retired teacher.

I am not debating the fact that buying and using cannabis is now legal. What I am concerned about is the safety, health, and wellbeing of our community- especially our youngest and most vulnerable members.

First, I want to talk about the location. This dispensary would be placed within walking distance of dozens of family homes and right near 2 daycare centers. Studies show that the presence of dispensaries in close proximity to residential neighborhoods can lead to increased exposure and normalization of drug use among minors. Children are incredibly impressionable. Seeing a cannabis store, and also possibly a cannabis bakery right near their daycares, sends the wrong message- that drug use is a normal, everyday part of life. That is not the environment we want to raise our children in.

Second, there are real public, safety concerns. Communities with a high concentration of dispensaries have reported increased rates of traffic incidents, petty crime, and even loitering. While dispensaries are legal businesses, their presence can unintentionally attract behaviors that disrupt the peace and security that families in this area have worked hard to build.

Third, there is the issue of odor and marketing. Despite regulations, cannabis odor can be difficult to contain and could affect nearby properties- including outdoor playgrounds at the daycares. Advertising, even when restricted, still finds subtle ways to target young people. We cannot be naïve about the potential influence this business could have on children and teenagers growing up nearby.

Finally, I ask you to consider the message this decision would send about our community's priorities. Are we willing to put commercial convenience ahead of the health and future of our children? Are we ready to tell families who live here- and THOSE CONSIDERING MOVING HERE- that their concerns come second to business interests? I don't think this will help, and will more than likely hurt the value of our homes and the housing market in our area.

There are many places where a cannabis dispensary could operate successfully without posing such a direct threat to young children and families. This location is simply the wrong choice.

I urge you to oppose this dispensary near our homes and our daycares. Let's keep our neighborhood a safe, healthy, and family-friendly place for everyone.

Thank you for listening to my concerns.

*Carole Harrington 5/1/25*

April 24, 2025

Mike Werden, Chairman  
Planning & Zoning Commission  
Village of Bartlett  
228 S. Main St  
Bartlett, IL 60103

RE: Starbuds Public Hearing Case 25-04

Dear Mr. Werden:

Unfortunately, I will be out of town on the date assigned to the public hearing for the proposed special use permit for a Starbuds Adult Cannabis Dispensary. Please accept this letter as my comments regarding the proposal.

My wife and I are STRONGLY OPPOSED to a cannabis dispensary at the proposed location. The laundry list of issues with this location is overwhelming long.

**Location with EXTREMELY close proximity to TWO (2) childcare centers:** The proposed location is less than 300 ft from the KinderCare and less than 1,000 ft from Academy 4 Kids on Stearns Rd. (see attached maps). I cannot imagine that anyone, including the petitioner, would consider this "to align with community values" as noted in the petition's letter to the Village.

Interestingly, the (410 ILCS 705/) Cannabis Regulation and Tax Act Sec 55-20 indicates the following.

*Sec. 55-20. Advertising and promotions.*

*(b) No cannabis business establishment nor any other person or entity shall place or maintain, or cause to be placed or maintained, an advertisement of cannabis or a cannabis-infused product in any form or through any medium.*

I'm sure the petitioner will ensure the village that they will meet this regulation by removing the marijuana leaf from their logo for permanent outward facing signage. However, I would argue that the name itself is an advertisement for cannabis. I assume they will also be selling merchandising products like hats, t-shirts, lighters, etc... that will have cannabis promotion. Their logo itself has a marijuana leaf on it.



Obviously, Starbuds cannot prevent its customers from wearing marijuana related clothing, etc. However, do we as a village want to support such clothing and paraphernalia around the young children?

It should also be noted that Medical Cannabis dispensaries cannot be located within 1,000 ft of a childcare center. Why the state did not include Adult Use dispensaries in this requirement is unknown.

**Parking near a childcare center:** It is not uncommon for some patrons of dispensaries to park at nearby businesses instead of the dispensary. I personally noticed this phenomenon while having lunch at Arby's or Chipotle in Streamwood near the Ivy Hall dispensary and several patrons of the dispensary parked two businesses away and then walked to and from Ivy Hall and did not enter any other businesses. One of those patrons was driving a truck with a business name on the side, so perhaps they don't want anyone to see them at a dispensary, I don't know. However, it certainly raises an additional concern for a dispensary so close to a childcare center, especially if a patron of the dispensary were to accidentally drop product that could be picked up by a child.

**Village support of existing Childcare Businesses:** Years ago, my children attended the KinderCare next to the proposed location. If there had been a dispensary so close, NEVER in a million years would my wife and I selected that KinderCare for our children. I suspect current parents will have the same reaction. I can only imagine a parent's reaction to the exposure of their children to the odor that is common in the surrounding area of a dispensary.

**Odor:** Almost anyone that has traveled within a close distance of a dispensary has smelled the odor common in outdoor areas surrounding these locations. State regulations REQUIRE all dispensaries to have exhaust ventilation in their vaults, blowing the odor in the immediate atmosphere. The paperwork for this dispensary also seems to include ovens for baked products which can only make the odor worse.

THIS ODOR IS SIGNIFICANT. It is definitely offensive smelling and potentially dangerous. The dispensaries will tell you the odor is not dangerous, but at a minimum it is well known that any prolonged exposure to any kind of strong smell can result in headaches, dizziness and respiratory irritation at a minimum.

This odor at the childcare businesses and a residential neighborhood that is literally a few feet away is an absolute given. Any suggestion by the petitioners that there will be no odor would be blatantly dishonest.

**Target for Criminal Activity:** Dispensaries are often a target for criminal activity. The state requirement for a security guard at each location is evidence of this. These security guards are often armed.

After-hours, dispensaries are often the target of break-ins, presumably for the cannabis and/or cash. The petitioners will likely argue the cannabis (and presumably any cash) is stored in a locked vault. However, the criminals don't know that. Criminals driving cars through windows is one of the break-in techniques that have occur at cannabis dispensaries in Illinois.

Bringing the potential for criminal activity into the backyards of the family's living in the homes within a few feet of the proposed location is especially concerning.

**Cannabis use in parking lot, alleyway, and moving cars:** Illegal? Yes. Will it happen? Also, YES. Regardless of the amount of police surveillance, we all know cannabis use in the immediate area of a dispensary **WILL HAPPEN** by at least a certain few. In this case, it will happen near childcare centers, a residential neighborhood and in cars cutting through the residential neighborhood.

**Other locations are much more suitable in the Village:** There are many other more suitable locations within the Village that are not adjacent to a residential neighborhood and within feet of childcare centers. The closed CVS at Army Trail/Rt59 and anywhere in the business park for instance. The empty lot just north of Stearns on Rt 59 and various sites along W. Bartlett Rd are other examples.

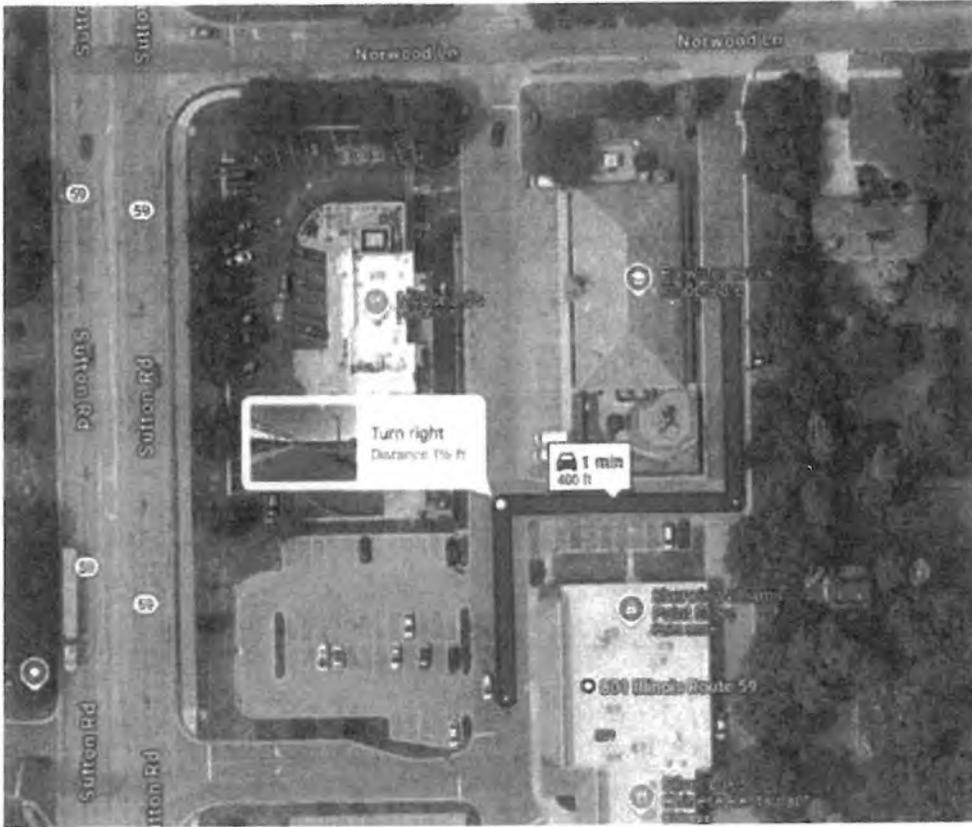
**Location directly bordering residential neighborhood and property value:** My home on Braintree Lane backs up to the Brewster Creek Shopping center where the proposed dispensary would be located. The distance from my property to the location would be approximately 300 ft from the Starbuds location. Several of my neighbors would literally be only an alleyway width from the dispensary.

Will a dispensary in the immediate area adversely impact the value of homes so closely located to a dispensary? Again, absolutely yes!

Everyone understands that tax revenue from gambling and cannabis has become the new norm. Many may not agree with it, but it is the new norm. However, shoe-horning a dispensary in a location that is so disruptive to established childcare businesses, in such proximity to a large population very young children, and so close to a residential neighborhood is simply just not right and certainly not within the community values of the Village of Bartlett.

I ask that the members of the commission put themselves in the shoes of the parents, the residents, and the owners/staff of the childcare centers. I can't imagine anything but a denial for a special use permit for a cannabis dispensary in this location.

Sincerely,  
Richard Lewis  
868 Braintree Ln  
Bartlett, IL



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,



VILLAGE OF BARTLETT  
SPECIAL USE PERMIT APPLICATION

For Office Use Only  
Case # 25-04  
RECEIVED  
SPECIAL USE PERMIT  
FEB 27 2025

**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

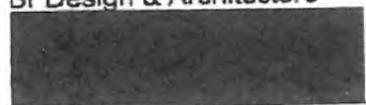
**Zoning:** B-3 **Land Use:** Commercial  
(Refer to Official Zoning Map)

**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**

\_\_\_\_\_

**PUBLIC HEARING NOTICE**

NOTICE IS HEREBY GIVEN that the **Planning & Zoning Commission** of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, will hold a Public Hearing on **Thursday, May 1, 2025 at 7:00 P.M.** or as soon thereafter as the matter may be heard, in the Bartlett Municipal Center, 228 South Main Street, Bartlett, Illinois to consider testimony and evidence from the petitioner and members of the public with respect to the petition of Ahmad Joudeh (Case #25-04) for a special use permit to allow an adult-use cannabis dispensary at 801 S. Route 59 in the B-3 Neighborhood Shopping District.

**This property is located at 801 S. Route 59 in DuPage County. The Permanent Index Number for the property is: 01-04-402-058-0000.**

The plans are available for public viewing at the Bartlett Village Hall located at 228 South Main Street in the **Planning & Development Services Department** from 8:30 a.m. to 4:30 p.m. Monday through Friday or on the Village's website under Planning & Development Services-Planning Division-Upcoming Public Hearings-Information and Exhibits.

The above-referred Public Hearing may be recessed from time to time to another date or dates, if notice of the time and place of such adjourned Public Hearing is publicly announced at the immediately preceding Public Hearing.

All interested parties are invited to attend and will be given an opportunity to be heard. If an accommodation for an individual with a disability is necessary, please contact Paula Schumacher at 837-0800 (voice) or 830-0940 (TDD).

By,  
Mike Werden, Chairman  
Planning & Zoning Commission

cc: L. Giless, Village Clerk,  
Petitioner

To be published in the Daily Herald on or before April 16, 2025.

## 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]

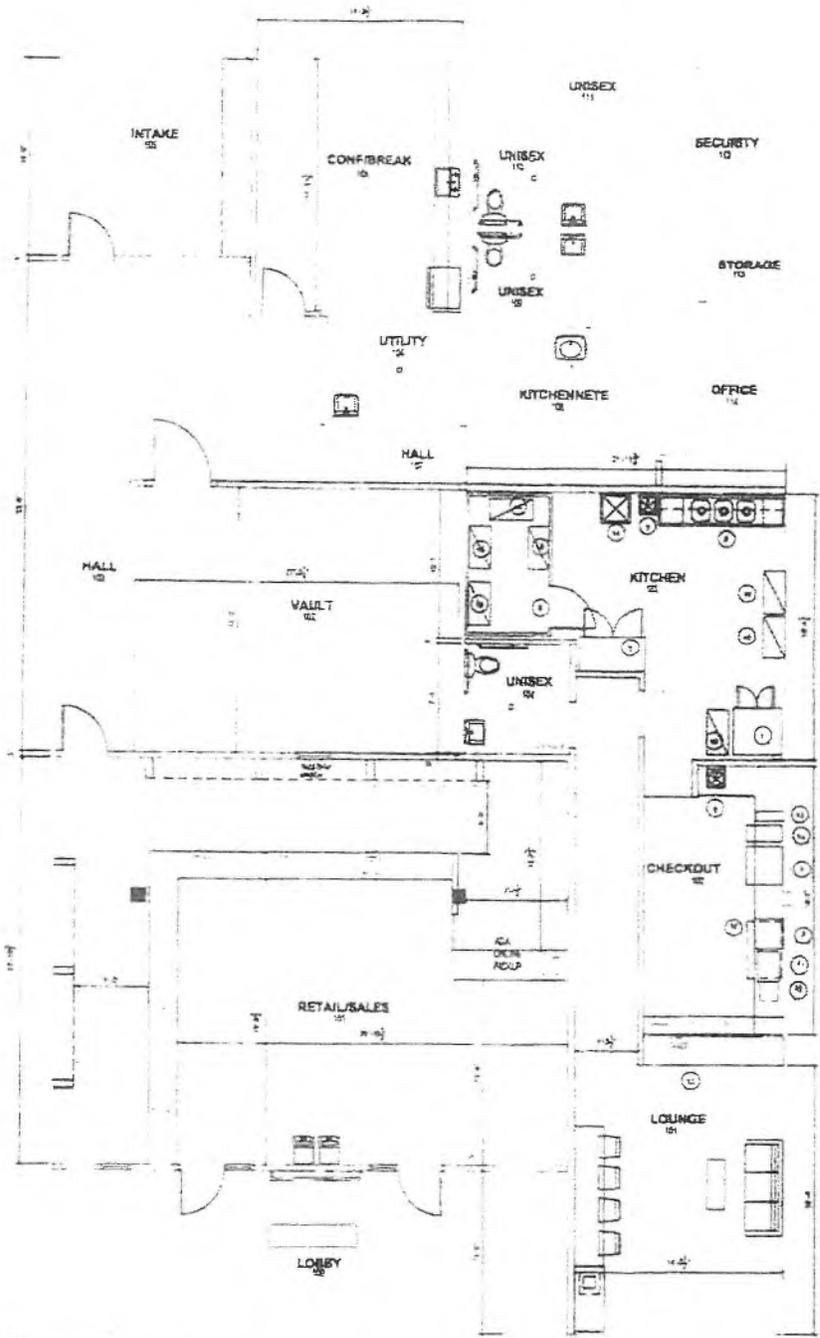
PHONE NUMBER: [REDACTED]

EMAIL: [REDACTED]

SIGNATURE: Ahmad Joudeh

DATE: 02/04/2025

Ahmad Joudeh  
President  
Star Buds Dispensary



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)	Dish Wash Size (in)	Back Wash Size (in)
1	1	Master Electric Convection Oven	4.45	230V	3-20P			1/2"			
2	1	Melroe-McCoy Popcorn-Cake Machine	12.8	270V	5-20P			1/2"			1"
3	1	Torretto Oven	32	208V	6-30						
4	1	Shelving 40L Dishwasher	2.8	230V	5-15P						
5	1	Clayco Fry Casside 3-20P 3Compartment oven						1/2"	1/2"	1"	
6	1	True TS-LH-KC 24" Freezer	34	230V	5-20P						
7	1	Master-Walk In Cooler 60L	3.5	208V	6-15P						
8	1	Hand Sink 24" x 16" x 12" PEBS-10-1430 w/ splash guard						1/2"	1/2"	1"	
9	1	Emergency Wire Storage Rack									
10	1	Register-POS System	1.8	215	3-15P						
11	1	Shurlock 12" Max Sink w/ heavy duty rack						1/2"	1/2"	1"	
12	1	Shurlock 12" Max Sink									
13	1	Espresso Machine	1.6	115	1-15P						
14	1	Espresso Machine	2.3	115	1-15P						
15	1	ADA Employee Locker									
16	1	Emergency equip. control rack-WC									
17	1	10" Arctic Air AUC-69 Under Cabinet Fridge	1.5	220	5-15P						

A **B-3 Residential Shopping District** differs from other types of shopping areas mainly in its **intended purpose, permitted uses, and relationship to residential zones**. Here's a breakdown of how it differs from other common types of shopping or business districts:

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### ◆ 1. Mixed-Use vs. Pure Commercial

- **B-3 Residential Shopping Area:**  
Designed to support **mixed-use development**, where **residential units** (often above ground-floor retail) are allowed alongside **neighborhood-serving retail**.
  - **Other Shopping Areas (e.g., B-1, B-2, C-1):**  
Typically **purely commercial**, with **little or no residential allowed**. These areas prioritize retail and business activity over residential integration.
- 

### ◆ 2. Intended Scale and Traffic

- **B-3:**  
Serves **local or neighborhood-level needs**. Businesses are smaller in scale, pedestrian-friendly, and integrated into communities.
  - **Larger Shopping Areas (e.g., C-1, C-2):**  
Designed for **regional draw**. These may include **big box stores, malls, or chain retailers** with large parking lots and high vehicle traffic.
- 

### ◆ 3. Zoning Location & Purpose

- **B-3:**  
Often used as a **transition zone** between residential neighborhoods and more intensive commercial or urban zones. Promotes a balance between living and shopping.
  - **Other Business Zones:**  
Typically found along **major corridors or commercial hubs**, separate from residential areas to minimize noise, congestion, or visual disruption.
-

#### ◆ 4. Permitted Uses

- **B-3 District:**
    - Small grocery/convenience stores
    - Restaurants (possibly with limited hours)
    - Pharmacies
    - Apartments above retail
    - Personal services (salons, cleaners, etc.)
  - **Other Shopping Districts (e.g., B-4, C-2):**
    - Department stores, large retail chains
    - Car dealerships, storage facilities
    - Nightclubs, warehouses
    - May exclude residential uses altogether
- 

#### ◆ 5. Building & Design Requirements

- **B-3:**

Encourages **walkable design**, human-scale architecture, and **minimal parking lots**, fostering a neighborhood feel.
- **Other Shopping Areas:**

Often allow or encourage **larger buildings**, **more signage**, **parking-heavy layouts**, and **greater commercial visibility**.

---

## Summary Table

<b>Feature</b>	<b>B-3 Residential Shopping</b>	<b>Other Shopping Areas (e.g., C-1, B-2)</b>
<b>Use Type</b>	Mixed-use (residential + retail)	Pure commercial
<b>Scale</b>	Local / neighborhood	Regional / citywide
<b>Residential Allowed</b>	Yes	Rarely
<b>Design</b>	Pedestrian-friendly, smaller buildings	Car-centric, larger buildings
<b>Business Types</b>	Small shops, services	Big-box stores, chains, specialty retail
<b>Location</b>	Buffer zones, near homes	Major roads, highways

---

In Illinois, the laws regarding **adult-use cannabis dispensaries** and their proximity to **sensitive areas** (such as schools, daycare centers, and residential areas) are largely governed by the **Cannabis Regulation and Tax Act (CRTA)**, which was passed in 2019. However, local municipalities have the authority to impose stricter regulations, so there are both **statewide** and **local** rules that dispensaries must follow.

Here's a breakdown of the **current state laws** concerning adult-use cannabis dispensaries and their proximity to sensitive areas:

## 1. Statewide Requirements (Under the Cannabis Regulation and Tax Act - CRTA)

### A. Proximity to Schools and Daycares

- **Minimum Distance from Schools:**
  - Cannabis dispensaries **must be at least 1,000 feet** away from schools and daycares.
  - This distance is measured from the **property line** of the school or daycare to the **property line** of the dispensary.
  - This is a state-level requirement and is generally non-negotiable, but local governments can impose additional restrictions if they choose to do so.

### B. Proximity to Residential Areas

- **Residential Area Restrictions:**
  - The state law does not set a minimum distance between cannabis dispensaries and **residential areas**. However, local municipalities can impose their own restrictions regarding how close dispensaries can be to residential neighborhoods.
  - Many cities and counties impose a **500-foot** buffer or other restrictions to prevent dispensaries from being too close to residential homes or zones.

### C. Other Sensitive Areas

- **Other Sensitive Areas:**
  - While the CRTA specifically focuses on schools and daycare centers, local governments may impose additional requirements regarding **parks, places of**

**worship**, or other community-focused areas. However, these are typically governed by local ordinances.

## 2. Local Regulations

Local municipalities (cities, counties, and villages) have the authority to impose additional **zoning** and **sensitive area** regulations. This means that while the **state** sets a **1,000-foot** distance requirement from schools and daycares, local governments may:

- Add more restrictive **buffer zones** (e.g., **1,500 feet** or more) from schools, daycares, parks, places of worship, and other sensitive areas.
- **Prohibit cannabis dispensaries** in certain zoning districts (e.g., residential areas, near schools).
- Set their own rules regarding the number of dispensaries allowed within the jurisdiction.
- Require special use permits, public hearings, or city council approval for cannabis-related businesses.

## 3. Statewide Distance Requirements - Recap

Here's a quick recap of the state rules:

- **1,000 feet** from schools and daycare centers.
- No specific statewide distance for **residential areas**.
- Local governments can create their own regulations on proximity to residential areas and other sensitive zones.

## 4. Recent Local Ordinance Examples:

Some Illinois cities and municipalities have enacted their own additional ordinances regarding cannabis dispensary locations near sensitive areas:

- **Chicago:**
  - Cannabis dispensaries must be located at least **1,500 feet** from schools, daycare centers, and parks.

other review processes.

## 6. Examples of Sensitive Area Definitions:

In Illinois, the term “**sensitive areas**” typically includes:

- **Schools:** Public and private elementary, middle, and high schools.
- **Daycares:** Any daycare or preschool facility.
- **Parks:** Public parks and recreational areas.
- **Places of Worship:** Churches, synagogues, mosques, etc.
- **Residential Areas:** Some municipalities may define this as areas where residential zoning exists (e.g., homes, apartments).

Here is a list of cities and villages in DuPage County that have adult-use cannabis dispensaries, along with information about ordinances governing their proximity to daycares and residential areas:

## 1. Naperville

- **Cannabis Dispensaries:** Yes
- **Zoning Ordinance:** Naperville allows cannabis dispensaries in commercial zoning districts, but they are subject to restrictions.
- **Distance from Sensitive Areas:**
  - **Daycares:** Cannabis dispensaries must be located at least **1,000 feet** away from schools, daycare centers, and other places where minors gather.
  - **Residential Areas:** Dispensaries must be at least **500 feet** away from residential areas. This can vary based on the specific zoning district.
- **Additional Regulations:** Naperville's zoning code includes specific rules on signage, hours of operation, and security requirements for cannabis dispensaries.

## 2. Elmhurst

- **Cannabis Dispensaries:** Yes
- **Zoning Ordinance:** Elmhurst permits cannabis dispensaries in certain commercial and industrial zones but with strict regulations.
- **Distance from Sensitive Areas:**
  - **Daycares:** Dispensaries must be at least **500 feet** away from schools and daycare centers.
  - **Residential Areas:** Similar to schools, dispensaries must be at least **500 feet** away from residential properties. There may be exceptions for

dispensaries in certain zones.

- **Additional Regulations:** Elmhurst requires dispensaries to obtain a special use permit, and all dispensaries must comply with state regulations and local zoning laws.

### 3. Downers Grove

- **Cannabis Dispensaries:** Yes
- **Zoning Ordinance:** Dispensaries are allowed in **C-2** (commercial) and **M-1** (light industrial) districts in Downers Grove, but there are specific regulations on their proximity to sensitive areas.
- **Distance from Sensitive Areas:**
  - **Daycares:** Dispensaries must be located at least **1,000 feet** from schools and daycare centers.
  - **Residential Areas:** They must be **500 feet** from residential zones. However, the distance may vary depending on the zoning district.
- **Additional Regulations:** Downers Grove has a cap on the number of dispensaries allowed in the village, and they require approval through a special use permit.

### 4. Lombard

- **Cannabis Dispensaries:** Yes
- **Zoning Ordinance:** Cannabis dispensaries in Lombard are permitted in **B-1** (business) districts but require special use permits.
- **Distance from Sensitive Areas:**
  - **Daycares:** A minimum distance of **1,000 feet** is required from schools, daycare centers, and similar places.

- **Residential Areas:** Dispensaries must be at least **500 feet** away from residential areas, though there are some zoning flexibility options.
- **Additional Regulations:** Lombard limits the total number of dispensaries and mandates public hearings for any new dispensary proposals.

## 5. Wheaton

- **Cannabis Dispensaries:** Yes
- **Zoning Ordinance:** Wheaton allows cannabis dispensaries in designated commercial areas, subject to city council approval.
- **Distance from Sensitive Areas:**
  - **Daycares:** Dispensaries must be located at least **1,000 feet** from schools, daycare centers, and places where minors are present.
  - **Residential Areas:** Dispensaries must be located at least **500 feet** from residential zones.
- **Additional Regulations:** Wheaton has a **zoning overlay** in place for dispensaries, which requires special use permits and approval from the city council. The city also regulates operating hours, signage, and security.

## 6. Villa Park

- **Cannabis Dispensaries:** Yes
- **Zoning Ordinance:** Dispensaries are allowed in specific commercial zoning districts.
- **Distance from Sensitive Areas:**
  - **Daycares:** Minimum distance of **1,000 feet** from schools and daycare centers.

- **Residential Areas:** Dispensaries must be located **500 feet** away from residential areas.
- **Additional Regulations:** Villa Park enforces restrictions on the number of dispensaries in the village and requires them to undergo a public review process before opening.

## 7. West Chicago

- **Cannabis Dispensaries:** Yes
- **Zoning Ordinance:** West Chicago allows dispensaries in industrial and commercial zoning districts with approval from the city council.
- **Distance from Sensitive Areas:**
  - **Daycares:** Dispensaries must be at least **1,000 feet** away from schools and daycare centers.
  - **Residential Areas:** Dispensaries must be located at least **500 feet** away from residential areas.
- **Additional Regulations:** West Chicago enforces limits on the number of cannabis businesses and has specific operational standards.

## 8. Bensenville

- **Cannabis Dispensaries:** Yes
- **Zoning Ordinance:** Cannabis dispensaries are permitted in **C-2** commercial zoning districts, but they require a special use permit.
- **Distance from Sensitive Areas:**
  - **Daycares:** Dispensaries must be at least **1,000 feet** from schools and daycare centers.

- **Residential Areas:** They are also required to be **500 feet** away from residential districts.
  - **Additional Regulations:** Bensenville restricts dispensaries to certain commercial districts and requires a public hearing for approval.
- 

## 9. Addison

- **Cannabis Dispensaries:** Yes
- **Zoning Ordinance:** Cannabis dispensaries are allowed in **commercial districts** with a special use permit.
- **Distance from Sensitive Areas:**
  - **Daycares:** Dispensaries must be at least **1,000 feet** from schools, daycare centers, and places where minors gather.
  - **Residential Areas:** Must be at least **500 feet** away from residential areas.
- **Additional Regulations:** Addison regulates operational hours and requires security protocols for all cannabis-related businesses.

**ORDINANCE 2019-94**

**AN ORDINANCE AMENDING THE BARTLETT MUNICIPAL CODE TITLE 10 ZONING TO ADD PROVISIONS TO ALLOW CERTAIN ADULT-USE CANNABIS USES AS A SPECIAL USE AND PROHIBITING CERTAIN ADULT-USE CANNABIS USES**

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**BE IT ORDAINED** by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, as follows:

**SECTION ONE:** That Title 10 of the Bartlett Municipal Code, entitled "ZONING" is hereby amended to add the following definitions, in alphabetical order, to Section 10-2-2 entitled "DEFINITIONS":

The word "MEDICAL" shall be added before the existing definition, "CANNABIS CULTIVATION CENTER". The new entry shall read: "MEDICAL CANNABIS CULTIVATION CENTER: A facility operated by an organization or business that is registered by the Illinois Department of Agriculture to perform necessary activities to provide only registered medical cannabis grown and cultivated to be packaged and distributed to registered medical cannabis dispensing organizations with usable medical cannabis in accordance with the laws of the State of Illinois. In addition a cultivation center must be located at least two thousand five hundred feet (2,500') from any daycare center, school or area zoned for residential use."

**ADULT-USE CANNABIS CRAFT GROWER:** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**ADULT-USE CANNABIS CULTIVATION CENTER:** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis regulation and Tax Act, (P.A. 101-0027), as may be amended from time to time, and regulations promulgated thereunder. An adult-use cannabis cultivation center shall not be located within two thousand five hundred feet (2,500') of 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. No more than one (1) Adult-use cannabis cultivation center shall be permitted at any given time in Blue Heron Business Park/Bluff City Industrial Park and no more than one (1) additional Adult-use cannabis cultivation

center shall be permitted at any given time in Brewster Creek Business Park. On site consumption of cannabis is expressly prohibited.

**ADULT-USE CANNABIS DISPENSING CENTER:** A facility operated by an organization or business that is licensed by the Illinois department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder. An adult-use cannabis dispensing center shall not be located within one thousand feet (1,000') of 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. No more than one (1) Adult-use cannabis dispensing center shall be permitted at any given time in Blue Heron Business Park/Bluff City Industrial Park and no more than one (1) additional Adult-use cannabis dispensing center shall be permitted at any given time in Brewster Creek Business Park. On site consumption of cannabis is expressly prohibited.

**ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER:** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**ADULT-USE CANNABIS PROCESSING ORGANIZATION OR PROCESSOR:** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**ADULT-USE CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER:** An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**SECTION TWO:** That Title 10 of the Bartlett Municipal Code, entitled "ZONING" is hereby amended to add the following uses to Section 10-6A-6 entitled "PROHIBITED USES":

Adult-use cannabis cultivation center

Adult-use cannabis dispensing center

Adult-use cannabis craft grower

Adult-use cannabis infuser organization or infuser

Adult-use cannabis processing organization or processor

Adult-use cannabis transportation organization or transporter

The word "Medical" before "cannabis cultivation center"

**SECTION THREE:** That Title 10 of the Bartlett Municipal Code, entitled "ZONING" is hereby amended to add the following uses to Section 10-6B-6 entitled "PROHIBITED USES":

Adult-use cannabis cultivation center

Adult-use cannabis dispensing center

Adult-use cannabis craft grower

Adult-use cannabis infuser organization or infuser

Adult-use cannabis processing organization or processor

Adult-use cannabis transportation organization or transporter

The word "Medical" before "cannabis cultivation center"

**SECTION FOUR:** That Title 10 of the Bartlett Municipal Code, entitled "ZONING" is hereby amended to add the following uses to Section 10-6C-6 entitled "PROHIBITED USES":

Adult-use cannabis cultivation center

Adult-use cannabis dispensing center

Adult-use cannabis craft grower

Adult-use cannabis infuser organization or infuser

Adult-use cannabis processing organization or processor

Adult-use cannabis transportation organization or transporter

The word "Medical" before "cannabis cultivation center"

**SECTION FIVE:** That Title 10 of the Bartlett Municipal Code, entitled "ZONING" is hereby amended to add the following uses to Section 10-6D-6 entitled "PROHIBITED USES":

Adult-use cannabis cultivation center

Adult-use cannabis dispensing center

Adult-use cannabis craft grower

Adult-use cannabis infuser organization or infuser

Adult-use cannabis processing organization or processor

Adult-use cannabis transportation organization or transporter

The word "Medical" before "cannabis cultivation center"

**SECTION SIX:** That Title 10 of the Bartlett Municipal Code, entitled "ZONING" is hereby amended to add the following uses to Section 10-7A-4 entitled "SPECIAL USES":

Adult-use cannabis cultivation center

Adult-use cannabis dispensing center

The word "Medical" before "cannabis cultivation center"

**SECTION SEVEN:** That Title 10 of the Bartlett Municipal Code, entitled "ZONING" is hereby amended to add the following uses to Section 10-7A-6 entitled "PROHIBITED USES":

Adult-use cannabis craft grower

Adult-use cannabis infuser organization or infuser

Adult-use cannabis processing organization or processor

Adult-use cannabis transportation organization or transporter

**SECTION EIGHT:** That Title 10 of the Bartlett Municipal Code, entitled "ZONING" is hereby amended to add the following uses to Section 10-7C-4 entitled "SPECIAL USES":

Adult-use cannabis cultivation center

Adult-use cannabis dispensing center

The word "Medical" before "cannabis cultivation center"

**SECTION NINE:** That Title 10 of the Bartlett Municipal Code, entitled "ZONING" is hereby amended to add the following uses to Section 10-7C-6 entitled "PROHIBITED USES":

Adult-use cannabis craft grower

Adult-use cannabis infuser organization or infuser

Adult-use cannabis processing organization or processor

Adult-use cannabis transportation organization or transporter

**SECTION TEN:** That Title 10 of the Bartlett Municipal Code, entitled "ZONING" is hereby amended to add the following uses to Section 10-8A-6 entitled "PROHIBITED USES":

Adult-use cannabis cultivation center

Adult-use cannabis dispensing center

Adult-use cannabis craft grower

Adult-use cannabis infuser organization or infuser

Adult-use cannabis processing organization or processor

Adult-use cannabis transportation organization or transporter

The word "Medical" before "cannabis cultivation center"

**SECTION ELEVEN:** That Title 10 of the Bartlett Municipal Code, entitled "ZONING" is hereby amended to add the following findings of fact to Section 10-13-8 entitled "SPECIAL USES":

4. That special use permits for Adult-use Cannabis Dispensing Centers and/or Adult-use Cannabis Cultivation Centers shall include the following additional findings of fact:

- a. The proposed facility will not negatively impact existing or future uses located within the vicinity of the subject property.
- b. The proposed Adult-use Cannabis Dispensing Center property is located a minimum of 1,000 feet 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. The proposed Adult-use Cannabis Cultivation Center property is located a minimum of 2,500 feet 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.
- c. The proposed structure in which the facility will be located complies with the Village of Bartlett Zoning Ordinance and Building Code.
- d. The proposed hours of operation for the proposed facility coincide with the hours established by the State of Illinois.
- 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 a security plan and security installations.
- f. The proposed parking for the facility satisfies the parking requirements in the Zoning Ordinance and is based on one (1) space per 200 square feet of retail floor area for an Adult-use cannabis dispensing center and one (1) space per 1,000 square feet of growing/warehousing space for an Adult-use cannabis cultivation center.

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.

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.

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

j. The proposed facility satisfies and complies with all requirements provided in Section 10-2-2 of this Title.

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 or Adult-use 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 or an Adult-use 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

**SECTION EIGHT: SEVERABILITY.** The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

**SECTION NINE: REPEAL OF PRIOR ORDINANCES.** All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

**SECTION TEN: EFFECTIVE DATE.** This Ordinance shall be in full force and effect upon its passage and approval.

**ROLL CALL VOTE**

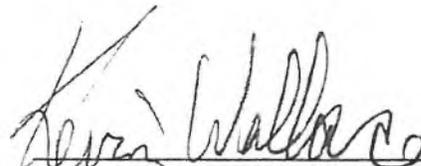
**AYES:** Trustees Camerer, Carbonaro, Deyne, Gabrenya, Hopkins

**NAYS:** None

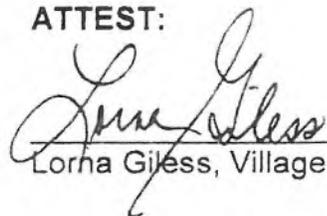
**ABSENT:** Trustee Reinke

**PASSED:** November 19, 2019

**APPROVED:** November 19, 2019

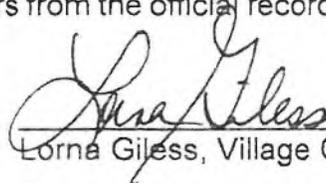
  
Kevin Wallace, Village President

**ATTEST:**

  
Lorna Gilles, Village Clerk

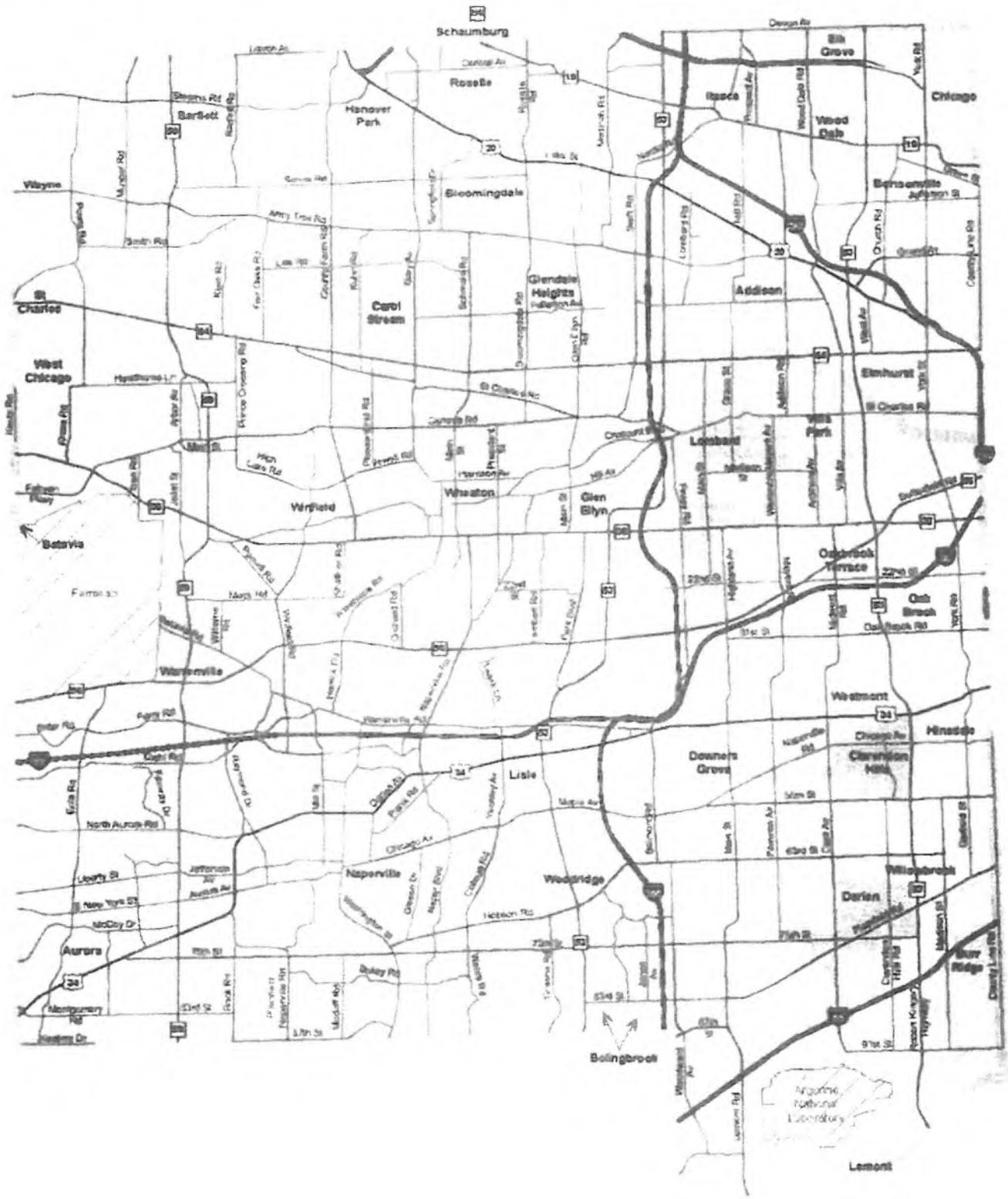
**CERTIFICATION**

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Ordinance 2019-94 enacted on November 19, 2019, and approved on November 19, 2019 as the same appears from the official records of the Village of Bartlett.

  
Lorna Gilles, Village Clerk



# DuPage County 2024



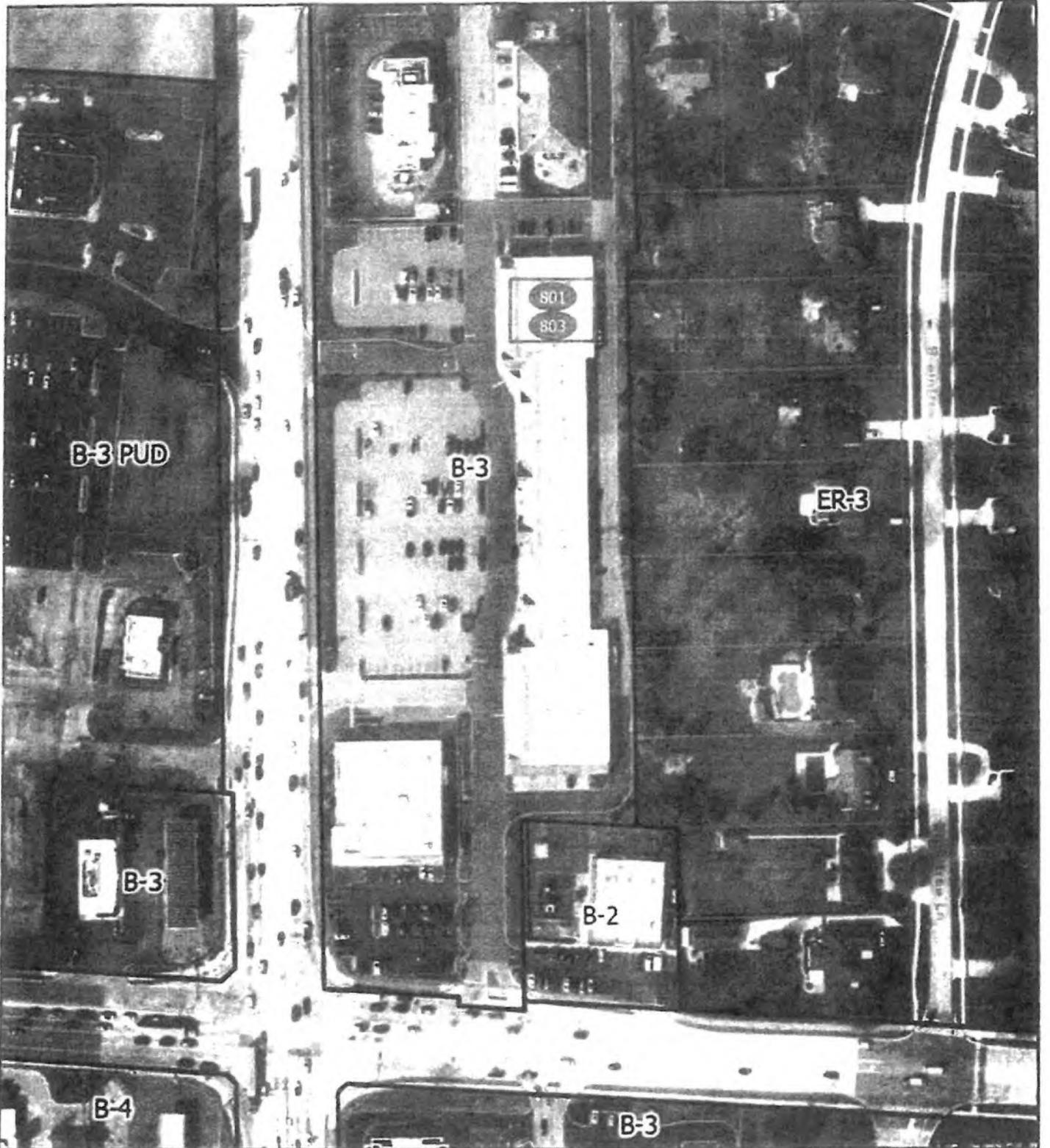
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**Legend**  
 - Interstate  
 - State Route  
 - Local Road  
 - City/Town Boundary  
 - County Boundary

**DuPage County IT Department**  
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