



# VILLAGE OF BARTLETT COMMITTEE MINUTES April 15, 2025

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## 1. CALL TO ORDER

President Wallace called the Committee of the Whole meeting of April 15, 2025, of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:32 p.m.

## 2. ROLL CALL

PRESENT: Chairmen Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Assistant to the Village Administrator Sam Hughes, Assistant Finance Director Matt Coulter, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Planning & Development Director Kristy Stone, IT Director John Peebles, Head Golf Professional Phil Lenz, Grounds Superintendent Matt Giermak, Deputy Chief Naydenoff, Deputy Chief Rob Sweeney, Village Attorney Kurt Asprooth, and Village Clerk Lorna Giles.

## 3. TOWN HALL:

### **Ruby Cazares – 237 Gingerbrook Lane**

Ms. Cazares wanted to thank the Board for listening to her concerns. She addressed Trustee Gandsey and thanked her for her time and recognizing the curiosity and wanting to meet and share more about the community.

### **Ed Calusinski – 456 Sundance Drive**

Mr. Calusinski stated that he is the owner of Magnum Realty on Devon. He stated that when he first came into Bartlett it was unincorporated. He stated that there was an argument between Hanover Park and Bartlett and that he got all the credentials and requirements needed. He stated that there were promises made to be more commercialized on Devon at that time. He went on to say that he was told to come here as it was going to be discussed at the Committee. Mayor Wallace confirmed that was correct and that Mr. Calusinski was welcome to stay for that discussion.

## 4. STANDING COMMITTEE REPORTS

### A. BUILDING AND ZONING COMMITTEE, CHAIRMAN GUNSTEEN

#### 1. #2018-05 TLE Devon and Prospect

Trustee Gunsteen stated that 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



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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.

He stated that 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

Planning and Development Service Director Kristy Stone stated that property located at the Southwest corner of Devon and Prospect has been zoned commercial since the early 90's. She stated that there have been several proposals that have gone through that have not received village board approval and the petitioner is under contract to have the learning experience build on LOT 1, and that they would like to get two preliminary PUD plans approved for lot 2 so that they can go through public hearing at the same time. She went on to say that one of the options is have a standalone restaurant although they do not have a tenant in mind; while the second option is to have two retail shopping centers on that lot with one drive thru approved for an end unit. She stated that this does require a public hearing and will need to be forwarded to the Planning and Zoning Commission.

Trustee Gunsteen stated that this is the same property that once had plans for a banquet facility that didn't pass. He stated he thinks this is a good use for the property and that the plans are laid out well with a hefty buffer behind the residents with a detention pond as well as carving out a lot for retail use which will generate great sales tax for the village. Trustee Suwanski stated she likes the idea of a daycare and retail space, but that she had some concerns about the drive thru. Trustee Gandsey agreed with that concern as well. Trustee Deyne stated that the site has been vacant for a while, and he would like to see something go in there. He went on to say that he has no problem moving this forward to the Planning and Zoning Commission to have a Public Hearing about it.

Mayor Wallace asked those who weren't sure about the drive thru what else they could potentially see going into that space. Trustee Suwanski stated that she doesn't see a problem with a restaurant going into that space, but that she does think they will get push back from residents about the traffic from a drive thru. Mayor Wallace stated that he thinks they tend to get a little bit picky on what they're saying yes and no to. He went on to say that if we start directing developers into what they can and can't do, we're going to get a lot more developers not wanting to build in town. Trustee Suwanski wanted to clarify that she wasn't against it, she just wanted to point out that we get some pushback on it. Trustee LaPorte stated that based on the preliminary drawings, the drive thru appears to be on the North side which is opposite of where the homes are. Trustee Gunsteen stated that the renderings of this also showed the trash enclosures and the back doors of the retail building are away from the residents. Trustee Gunsteen asked if this would come back to the board if it goes to Planning and Zoning and gets approved. Ms. Stone stated that the retailer would still have to come forward with a final PUD plan for review for Lot 2. She stated they're hoping to get all the approvals for Lot 1 and the detention right now. She stated that it would come back to the Village Board but it would not require a public hearing at that point. Trustee



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Gunsteen stated that if there were no further questions, this what be moved to Planning and Zoning to see what their findings are.

### 2. CP #2025-01 Pava Group

Trustee Gunsteen stated that the Blue Heron Business Park was annexed and rezoned to the Planned Development Zoning District in 2003. As part of the Planned Development, the business park was divided into four development areas, each with its own set of use restrictions – in general the properties with West Bartlett Road frontage were limited to commercial uses (Development Area 4) while the other properties also allow various light industrial uses (Development Areas 1-3).

He stated that the petitioner is requesting Concept Plan Review to amend the annexation agreement and Planned Development to redesignate the property at the northwest corner of Miles Parkway and West Bartlett Road to Development Area 1 to allow the construction of a tire distribution and trucking services facility for Pava Group.

Planning and Development Service Director Kristy Stone stated that this request is very similar to the request made last year for Allen Horticulture at the Northeast corner of West Bartlett and Miles Parkway. She stated that those lots do not have direct access to West Bartlett Road, therefore all traffic would access the site from Miles Parkway. She went on to say that due to that traffic configuration, the developer does not feel that commercial uses would be viable at that location, and they are requesting to allow the light industrial use.

Trustee Gunsteen stated that they held horticulture to a standard to put windows in and to make sure that the front façade facing West Bartlett Road had a commercial building look not a Warehouse look. He wanted to make sure that this development maintains the same look. Trustee Gunsteen stated that if there were no further questions, Ms. Stone would come back before the board at a future date with a full development application.

### 3. #2025-04 Star Buds Dispensary

Trustee Gunsteen stated that 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. He stated that the location is next to the Sherwin-Williams on 59 in the Strip Mall.

Trustee Gandsey asked if they would be baking on site or whether the baked goods would be brought to that location. The petitioner was present and advised that this location would have the option to bake on site. Trustee Gandsey asked if there would be a smell that would be emitted. The petitioner stated that it would smell like any other bakery. Trustee Suwanski wanted to verify that the bakery doesn't use cannabis. The petitioner verified that was correct and that they use hemp. He went on to say that it's called Delta 9-THCA which he stated is a non-intoxicating component of hemp products. He did confirm



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that it's FDA approved. Trustee Gunsteen wanted to verify that you would have to be 21 and older to access both businesses, the petitioner confirmed that was correct. Trustee Gandsey asked if there were non-infused bakery goods, the petitioner stated there would not be but that you could get a lemonade or a coffee. He went on to say that this will be their fifth dispensary in Illinois, they have locations in Burbank, Riverside, Hoffman Estates, and Westmont. Trustee Hopkins asked if they've ever had any Police activity at any of their locations, the petitioner stated they had not.

Trustee LaPorte asked if there were any concerns with having this next to a daycare. Trustee Gunsteen asked Ms. Stone if there is a restriction or ordinance on the signage that would be allowed in the windows on Starbuds' side. Ms. Stone stated that they would need to follow our sign ordinance which is 20% window coverage but that we can't regulate content there. The petitioner stated that they follow all federal, state, and local guidelines on signage. Trustee Suwanski asked if there were any concerns with traffic at that location because it would be hard to get out on 59. Ms. Stone stated that now that there's more dispensaries within the region, there's less concentration and less traffic because they're more dispersed. She went on to say that it would be like any other retail development that would go into that shopping center.

Trustee LaPorte asked if the Police had any feedback regarding a dispensary in Bartlett. Acting Chief Naydenoff stated that they would work with them as a partner making sure that they anticipate any potential usage in the parking lot. He stated that they would also coordinate with their law enforcement partners that have dispensaries and adopt a best practices policy to work with the business. The petitioner stated that they will also have an onsite security guard during regular working hours and stated that they take security very seriously. Trustee Hopkins asked if 8am-10pm seven days a week were their intended hours, the petitioner confirmed that was correct. Trustee Hopkins asked if they were busier in the morning or evening hours. The petitioner stated that the evenings are typically busier but that they do have regular customers who come first thing in the morning. He stated that a lot of their regular customers are not there for recreational use but more to manage medical symptoms. Trustee Hopkins asked Ms. Stone when the Public Hearing would be. Ms. Stone confirmed that it would take place on May 1<sup>st</sup> and that it would be advertised in the Daily Herald as well as notices going out to everyone within 250 feet of the actual shopping center because it's all one lot. Trustee Hopkins asked how many residents would get letters. Ms. Stone confirmed that it would be approximately 60 letters. Trustee Gunsteen stated that if there were no further questions, that was all he had to present tonight.

### 5. ADJOURNMENT

Mayor Wallace moved to adjourn the Committee of the Whole Meeting. Trustee Deyne moved to approve; the motion was seconded by Trustee Hopkins.

### ROLL CALL VOTE TO ADJOURN

AYES: Chairmen Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski  
NAYS: None  
ABSENT: None  
MOTION CARRIED



# **VILLAGE OF BARTLETT COMMITTEE MINUTES April 15, 2025**

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The Committee of the Whole meeting was adjourned at 7:50 p.m.

Jackie Cardoza  
Executive Assistant