



# VILLAGE OF BARTLETT COMMITTEE MINUTES May 20, 2025

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## 1. CALL TO ORDER

President Gunsteen called the Committee of the Whole meeting of May 20, 2025, of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:39 p.m.

## 2. ROLL CALL

PRESENT: Chairmen Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski, and President Gunsteen

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Human Resources Director Janelle Terrance, Assistant to the Village Administrator Samuel Hughes, Finance Director Matt Coulter, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Civic Engineer Nick Talarico, Planning & Development Director Kristy Stone, Food and Beverage Manager Paul Petersen, Acting Chief Naydenoff, Deputy Chief Rob Sweeney, Village Attorney Kurt Asprooth, and Village Clerk Lorna Giles.

## 3. TOWN HALL:

### **Russ Sandman-105 N. Chase Ave**

Mr. Sandman stated that at least 6 to 8 semis run through the street between 8am-2pm. He stated that he's spoken to Police who have stated that they give them fines for \$25, he stated it should be at least \$250. Acting Chief Naydenoff stated that they are conducting a lot of extra traffic enforcement in that area, but they are also looking at it from a signage perspective. He stated they are working with Streamwood as well to coordinate putting up signs on North Avenue close to Lake Street so that they have an opportunity to turn around on Falcon Court before getting into the downtown area. Mayor Gunsteen thanked Mr. Sandman for being here and advised him that one of the Deputy Chiefs would be available to meet with him to discuss further.

### **Adrian Soto-103 Daniel Court**

Mr. Soto came in to discuss parking permits. He stated that he doesn't have additional parking and has already received tickets for parking, one due to being too close to a stop sign. He stated he's frustrated because what's the point of getting a permit if he has nowhere to park. Acting Chief Naydenoff advised that Deputy Chief Sweeney would meet with him outside to discuss further.

### **Suzanne Duffy-212 Lido Trail**

Ms. Duffy stated that their home backs up to this property and she is concerned about the type of landscaping that is going to be put in for privacy. She also asked about outdoor lighting and whether it would be on all night for the daycare along with a restaurant or retail store. She stated she also has concerns that it might be a liquor store which she asks for it not to be since there's enough possibilities within a mile of that location. Ms. Duffy asked if the residents would have any input. Ms. Stone confirmed that they wouldn't unless they have a special use request after which it would require a public hearing.



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Ms. Duffy asked what kind of franchise is looking to go into the space. She went on to say that it wouldn't make sense to put a McDonald's in there.

### **Rebecca Hunt-228 Lido Trail**

Ms. Hunt stated that they are requesting that the developer consider where that development is and that it's 100% residential and within walking distance of downtown. She stated that they ask that special provisions for the project not be approved and that the village considers and reevaluates the safety of those entrances to the property. She went on to say that a drive through doesn't promote pedestrian value in the community and would increase weekday traffic more than a restaurant alone. Ms. Hunt stated that the residents in the East Pointe Estates were attracted there due to its safe and peaceful attributes. Ms. Hunt did discuss outdoor seating not being desirable, as well as the hours of operation. Ms. Hunt also mentioned the property configuration and the lack of privacy for residents. She went on to say that Phase two provides no additional buffer.

### **Addy Mathews-409 Hillendale Drive**

Ms. Mathews stated that she was 11 years old and in fifth grade. She stated that she's here today to ask the Trustees to save the field as there are approximately 30 children in her age range who play in that field. She stated that these new buildings and the increase in traffic may make her neighborhood less open to be able to play in the open space that they currently have.

### **Heather Mathews-409 Hillendale Drive**

Ms. Mathews stated that their home backs up to the lot that's being discussed. She stated that due process wasn't followed at the zoning board meeting as people who wanted to speak were not given the chance to do so. She went on to say that residents were repeatedly told that something would be built there, but that the request is for things that are not allowed in the current zoning plan. Ms. Mathews also brought up the increased traffic in the area, she stated that a bike study/pedestrian study and a new traffic study of that area needs to be completed due to the number of children in the area playing. She went on to say that the retention pond also creates a drowning risk along with safety issues.

### **Brian Hunt-228 Lido Trail**

Mr. Hunt stated that it's obvious that what has been proposed should be rejected since surrounding neighbors especially mothers, have clearly stated that they don't want this. He stated they would like to see a development that is conducive to families who surround the property.

### **Patrick Rowan-221 Lido Trail**

Mr. Rowan stated that he lives across the street from the houses that are backed up to the proposed buildings. He stated that his 10-year-old son's window overlooks the space. He went on to say that if there is a liquor license, then it will likely be later hours, with outdoor seating and a lot of noise. He stated that a restaurant that requires a liquor license as it would not be appropriate for their neighborhood especially with all the increased traffic.

### **Donielle Gary-Burton-1028 Norwood Lane**

Ms. Gary-Burton stated that she had the petition in hand from the Academy for Kids Childcare Center where over 60 people are against the dispensary in that location. She went on to say that none of the



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other dispensaries in DuPage County are located next to any daycare center. She proceeded to discuss serious legal and public safety concerns regarding the potential placement of a dispensary near Brewster Creek. Ms. Gary-Burton stated that while some may argue there's no documented police reports linking cannabis dispensaries to harm, they should consider whether harm was foreseeable and preventable especially being near a childcare center. She stated that the issue before the board is not just about business development but about legal exposure, ethical governments, and protection of children.

### **Richard Lewis-868 Braintree**

Mr. Lewis was present to voice concerns about Devon and Prospect as well as the dispensary. He stated that the village has given assurances that if something comes in that requires a special use license that the village will protect and prevent these things from happening. He went on to say that a cannabis dispensary within 100 feet from two daycares and adjacent to a residential neighborhood undermines the character and safety of the community. Mr. Lewis also discussed traffic increase and concluded by stating that prevention started with looking at the proximity of a dispensary to sensitive areas such as daycare centers and residential areas.

### **Lynn Desmidt-741 Duxbury Lane**

Ms. Desmidt was present on behalf of the daycare director at Kindercare, Kayla Scarmagellia, and read a speech that she had prepared regarding her opposition to the cannabis dispensary. Her concerns included traffic safety, air quality, as well as having a dispensary/bakery so close to children.

### **Robin Camerer-1000 Auburn Lane**

Ms. Camerer stated she was present in opposition to the cannabis dispensary. She stated she is the widow of a former Bartlett Trustee and has lived in Bartlett for 33 years. Ms. Camerer also discussed her concerns with the traffic so close to daycare centers and safety concerns regarding those entering and purchasing product at the dispensary. Ms. Camerer asked the Board to uphold the Planning Commission's five to three vote against rezoning when making their decision.

### **Jim Harrington-757 Braintree Lane**

Mr. Harrington stated he is a 38-year Bartlett resident who is concerned about the location of the dispensary. He stated that while the dispensary might have strong security, those measures don't change how close the location is to children. He also stated that no visible signage does not change the fact that this dispensary does not belong by two daycares. He went on to say that tax revenue is not worth compromising children's safety or community trust.

### **James Pantos-1065 Auburn Lane**

Mr. Pantos was present in opposition to the cannabis dispensary. He asked that the board consider creating an innovative cannabis ordinance to be integrated into the village. Mr. Pantos listed the neighboring businesses in that complex including the daycare and orange theory where women are present at night using the workout facility. Mr. Pantos discussed the clientele that would be frequenting the dispensary and stated that he is asking the board to do the right thing and not approve the dispensary.



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### **Ben Benny-1524 Longmeadow Lane**

Mr. Benny stated that he's been a huge advocate for marijuana legalization in the State and a huge advocate for mental health support for people. He did go on to say that he's confused about the location of this dispensary and does not think it belongs in between two preschools. He did state that the comment regarding clientele was a bit offensive considering there are cancer patients and those with chronic pain and mental health issues who use dispensaries. He concluded by stating that he does like the idea of an ordinance before implementing a dispensary so that rules and regulations are in place.

### **Beverly Jacobson-733 Braintree Lane.**

Ms. Jacobson read a letter that she had emailed to the board as she wanted it on record. Ms. Jacobson stated her opposition to the dispensary being so close to a daycare center. She also referenced the added traffic especially on Braintree Lane. She went on to say that she's not opposing having a dispensary in Bartlett but would like it in a more industrial location or a larger shopping center.

### **Jay Langfelder-415 S. Hickory**

Mr. Langfelder was present to voice his concerns about the dispensary. He referenced the traffic along with the proposed hours of operation of the dispensary. He stated the importance of looking at traffic patterns when looking into developing business around the Village of Bartlett. He concluded by saying he's not against a dispensary, he would just like to see it go in a different location.

### **Carol Harrington-757 Braintree Lane**

Ms. Harrington stated that she's been a Bartlett resident for 38 years. She stated that she's also here to say that it's not that she's against a dispensary in Bartlett, but that she would like to see them choose a location somewhere else in town.

## **4. STANDING COMMITTEE REPORTS**

### **A. BUILDING AND ZONING COMMITTEE, CHAIRMAN HOPKINS**

#### **1. #2025-03 Devon Rezoning**

Trustee Hopkins stated that the petitioner is requesting to rezone the 1012-acre property known as 27 W637 W. Devon Avenue from the B-2 Local Convenience Shopping District to the ER-2 Estate Residence District. He stated that the Planning and Zoning Commission reviewed the application, conducted the required public hearing and recommended approval of the rezoning at their May 1, 2025, meeting.

Mayor Gunsteen stated that if there were no questions, this would be sent off to the Planning Board for a vote.

#### **2. #2018-05 TLE Devon and Prospect**



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Trustee Hopkins 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 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

Trustee Hopkins stated that 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 recommend approval of the petitioner's request.

Planning and Development Services Director Kristy Stone stated that this property has been zoned commercial for many years and that it is a three-lot subdivision. She stated that Lot 1 is going for final approval and includes a daycare and will also include detention at the Southwest corner of the site. She stated the building elevation has been upgraded to give it a more residential feel because this is going through the planning process and village board. Ms. Stone stated that for phase 2, the petitioner has submitted two preliminary plans. One is for a retail building that includes a drive through while the second phase is for a restaurant again located at the Northeast corner of the site with an outdoor patio. She stated that any of those buildings that include apartments on the 2nd floor as long as they meet the building setbacks or parking requirements and have a minimum of 20% open space, she stated that is something that staff would approve administratively and would not need to go through this process. She stated that space has significantly more landscaping than what would normally be required for comparison. She went on to say that this was a previously approved site plan for the property that includes a retail strip where the building was at the Southwest corner of the site. Ms. Stone stated that this meets all the current requirements. Trustee Hopkins wanted to confirm that this would not have to go through a public hearing or come before the board and would be approved immediately. Ms. Stone confirmed that was correct. She went on to say that this property is a little bigger and there's an unbuildable gas pipeline to the rear of the building which gives an idea as to why this went through the public hearing process and is currently before board.

Mayor Gunsteen asked if the petitioner was present, which was confirmed. He then asked if anyone had any questions for the petitioner or for the board as well. Trustee Suwanski stated there's been concerns about the pedestrian entrances into the shopping center in the daycare and the proposed bike path on prospect and how it's all going to work together. The petitioner stated that they are happy to work together to find a way to create access to the bike path or sidewalks. He stated that lot 2 shows a sidewalk coming in off the bike path right adjacent to the main access road that goes. He stated that it is being added for future connection depending on which path we go with. He went on to say that he has no issue with trying to find pedestrian access to the TLE Early Education Facility. He stated that it will probably be



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straight into the sidewalk which will require some adjustments and revision to the landscape plan, but he doesn't think that'll be a problem to work out. Trustee Gandsey asked if there is any signage that will be included. Ms. Stone stated that we can have them put signage in so that it's obvious for the drivers that this is a cross which is usually standard. The petitioner stated that if any concerns arise during the construction process, they will be more than willing to consider those and work with staff. Trustee Gandsey asked if there were any leads regarding quick service or restaurants. The petitioner stated that he's spoken with a couple of potential prospects but it's still early in the process. He stated that's why they asked for special use for the site to be successful and attractive to the right buyer. Trustee Gandsey asked if it is intended, they could go out either way at the intersection of Prospect and Devon, the petitioner stated that was correct but that it's only a right out on Devon.

Mayor Gunsten stated that he wanted to confirm that a liquor license would need to come back before the board. It was confirmed that any additional liquor license would have to come before the board and the liquor licenses are required to follow the hours that are tied into the approved license. Mayor Gunsteen also reiterated that the Village recently implemented a sound ordinance within the community as well. He also confirmed that DuPage County will be reviewing all of the plans by the petitioner prior to permit approval to ensure appropriate progress that meets standards. Mayor Gunsteen asked about the fence that a few of the residents mentioned. Ms. Stone confirmed that part of the design element of this site is for a decorative fence along the South side because of the depth of the landscape area and that they are not required to put in a privacy fence. Mayor Gunsteen confirmed that the landscaping will need to conform with our standards. Mayor Gunsteen asked about berming along the fence line, Ms. Stone stated that there isn't berming because of drainage. Trustee Hopkins asked the petitioner if they decided against a drive through would they still proceed with this development. The petitioner stated that it would make the retail space less desirable. He went on to say that they're trying to put enough characteristics in place to bring in quality buyers into that space.

Trustee Hopkins asked Ms. Stone how the noise ordinance would impact or relate to someone going through a drive-through and talking into a speaker. Ms. Stone stated that was the reason that they have the drive-thru oriented in that way that is in the plans so that the speaker box would be on the opposite side of the building, that way they can enforce the noise ordinance. Trustee Deyne asked about the fence and wanted to confirm that it'll be decorative. Ms. Stone confirmed that was correct. Trustee Deyne asked if we could look at upgrading the fence for more privacy. Mayor Gunsteen asked if the petitioner would be receptive to that. The petitioner wanted to clarify that behind the early education preschool facility is a six-foot privacy vinyl fence for privacy, that fence transitions into a more ornamental barrier fence. He went on to say that there's a 20-foot landscape buffer that's being heavily landscaped so as it matures, it creates a nice vista looking out onto the property and the detention pond which will have wildflowers. Trustee Hopkins asked about the detention pond and if it was dry. Ms. Stone stated that it's a wet bottom with just a couple of inches of water. Trustee Hopkins stated that if there were no more questions, he would send this on for a final vote at the next village meeting.

### 3. #2025-04 Starbuds Dispensary

Trustee Hopkins stated that the petitioner is requesting a special use permit to allow an adult-use dispensary at 801 S. Route 59 in the Brewster reek Shopping Center. The petitioner is also proposing to



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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 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 & 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 (4) Trustees in favor of the application.

Ms. Stone stated that the packet does include the applicant's PowerPoint presentation that they gave regarding the security concerns, the packaging concerns, how they manage the site on a daily basis etc. She stated that she also wanted to emphasize that the bakery itself is permitted use, so it is not under review today. She concluded by stating that the only thing that is the special use request for the dispensary in that unit.

The petitioner was present and stated that they were eager to open their business while working with the Village to ensure that they run their business in the safest manner. He stated that based on their research, there are between 5900-7900 users both medical and recreational in Bartlett that are going outside this town. Trustee Hopkins asked how long they've been in the State of Illinois. The petitioner stated for 2 ½ years and that in that time they've had no complaints, lawsuits, or anything else of that nature. Trustee Gandsey wanted to add that she did ask the Village to look at other dispensaries and see if there were any reports, which there were no one including the other locations that Starbuds operates in. The petitioner stated that they have significant security which is a deterrent as everyone is ID'd in two different spots which include entry into the facility as well as getting into the sales floor which is not visible from the outside.

Mayor Gunsteen asked what the percentage of online sales was. The petitioner stated that about 50% is online sales orders. Mayor Gunsteen asked the petitioner to walk them through the process. The petitioner stated that customers log into their online platform which gets processed for pick up. He continued by stating that they are ID'd when they come to pick up their item. Mayor Gunsteen asked how the security team works. The petitioner stated that security is located both inside and outside to check the surrounding area. Mayor Gunsteen then asked about the concerns about smell in the parking lot, the petitioner stated that they have not experienced any concerns about smell in the parking lot. He went on to say that all of their products are packaged in childproof packaging and most customers pick up their product and leave, they do not smoke or vape in the parking lot as it is not allowed. Mayor Gunsteen asked about the ventilation system. The petitioner stated that it is used to ensure that the temperature and humidity levels are maintained properly so that the product they have is safe and preserved. The petitioner wanted to reiterate that there is no cooking in the dispensary. He went on to say that it is a pure retail organization that operates as a retail shop. He stated that all products are sourced from third parties.

Mayor Gunsteen asked staff about the limitations of signage in the windows along with LED lighting, he wanted to know if there are any restrictions within the ordinance that prevent that. Ms. Stone stated that



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there are no restrictions but that could be added should this get approved. Mayor Gunsteen stated that he would like to see that added into a condition should this get approved. Trustee Gandsey asked if that would pertain to everything in that strip mall since there is a liquor store, gambling store, and a vape store. Mayor Gunsteen asked how they advertise their business. The petitioner stated that they don't, and that advertising takes place online via text regarding promotions to their customers. Trustee Gandsey asked about regulated signage by the state. The petitioner stated that none of their signage will discuss the product, it would state the company name, logo, essentially benign marketing.

Trustee Hopkins asked if there were any other questions. Trustee Deyne asked about the additional research that was going to be presented. Deputy Chief Naydenoff stated that they spoke to 13 total police departments that have cannabis dispensaries in their jurisdictions, six of them having a daycare center within 1000 feet, two with bakeries and five other local agencies with dispensaries that are in close proximity to Bartlett. He stated the vast majority of police departments reported having no issues or concerns from a public safety perspective along with no nuisance type calls for odor or loitering. He went on to say that some agencies did have customer management disputes similar to what they would have at any other retail business. Deputy Chief Naydenoff stated that one agency had a complain for the smell of cannabis for somebody that was smoking outside and that complaint was unfounded. He concluded by stating that across the board, police departments that they spoke to said initially they patrolled those areas where the dispensaries were located due to anticipating problems which did not materialize over time. Trustee Hopkins stated that if there were no other questions, this would be moved to the board for a vote.

5. ADJOURNMENT

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

ROLL CALL VOTE TO ADJOURN

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

The Committee of the Whole meeting was adjourned at 9:00 p.m.

Jackie Cardoza  
Executive Assistant