



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

**BARTLETT MUNICIPAL CENTER
228 S. MAIN STREET
July 3, 2025
7:00 P.M.**

- I. Call to Order
- II. Roll Call
- III. Approval of the May 1, 2025 Planning & Zoning Commission meeting minutes
- IV. Public Forum (comments may be emailed in advance to planningdivision@bartlett.il.gov)
- V. **(#25-05) Nova 2 - NW Corner Miles Pkwy and W Bartlett Road**
Amendment to the Planned Unit Development (Blue Heron Business Park)
Site Plan (Nova 2)
PUBLIC HEARING
- VI. **(#25-06) AJB Polish Deli – 879 S Route 59**
Variance to allow full coverage window signage
PUBLIC HEARING
- VII. New Business/Old Business
- VIII. Adjournment



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M. Werden, Chair called the meeting to order at 7:00 pm.

Roll Call

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

Absent: M. Sarwas

Also Present: Kristy Stone, Planning & Development Services Director, Andrew Barna, Associate Planner, Brian Krause, Associate Planner, Kurt Asprooth, Village Attorney

Approval of Minutes

A motion was made to approve the March 6, 2025 meeting minutes.

Motioned by: J. Miaso

Seconded by: C. Deveaux

Roll Call

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

Nays: None

Abstain: G. Koziol

The motion carried.

Public Forum

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



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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.



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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



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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 where 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 dinners 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 want 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 be 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. Deveau** 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 Devoon 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. Deveau

The motion carried.



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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.

James 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.



Village of Bartlett
Planning and Zoning Commission
May 1, 2025

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

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 affecting 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

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 and Zoning Commission
May 1, 2025**

Old Business/ New Business

K. Stone we may have a case next month; I am not sure yet.

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

Motioned by: C. Deveau

Seconded by: G. Koziol

Motion passed by unanimous voice vote.

The meeting was adjourned at 10:05 pm.

PLANNING & DEVELOPMENT SERVICES MEMORANDUM
25-36

DATE: June 26, 2025

TO: The Chairman & Members of the Planning & Zoning Commission

FROM: Andrew Barna, Associate Planner *AB*

RE: **(25-05) Nova 2**

PETITIONER

Dean Kelley

SUBJECT SITE

NWC Miles Parkway and West Bartlett Road

REQUESTS

**Amendment to the Planned Unit Development (Blue Heron Business Park)
Site Plan (Nova 2)**

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Commercial	PD
North	Office/Warehouse	Mixed Use Business Park	PD
South	Vacant	Commercial	PD
East	Office/Warehouse	Mixed Use Business Park	PD
West	Vacant	Commercial	PD

ZONING HISTORY

The subject property was annexed into the Village in 2003 and is subject to the Blue Heron Business Park Planned Development regulations adopted by Ordinance 2003-104. The Blue Heron Business Park consists of 125 acres and was divided into four (4) development areas, each of which has specific standards and use requirements. The subject property is in Development Area 4, which was intended for commercial uses and follows the use lists of the B-4 Community Shopping District.

DISCUSSION

1. The petitioner is requesting an amendment to the annexation agreement and **amendment to the Planned Unit Development** to modify the Concept Plan and Preliminary PUD Plan for Blue Heron Business Park to change the development area designation for the subject property. The original Blue Heron Business Park annexation agreement and PUD established four development areas each with different bulk regulations and allowable use lists. *Village Board will review the petitioner's request to amend the annexation agreement.*
2. The subject property is currently designated as being within Development Area 4, which is restricted to commercial uses. The petitioner is requesting that the property designation be changed to Development Area 3 to allow an office/warehouse building with tire distribution and truck servicing for Pava Group.
3. The proposed **Site Plan** shows a 50,540 square foot office/warehouse building with tire distribution (tire installation, rotations, alignment, balancing) on the north end, and trucking services (general fleet maintenance, oil changes, break, suspension, and steering system repairs) on the south end. The south end of the building includes a 5,300 square foot office area. Sixty-three (63) parking spaces are provided for employees and visitors.
4. The site contains three (3) curb cuts. A curb cut on the east of the site along Miles Parkway will serve the employee and visitor lot. The north curb cut on Miles Parkway is an entrance for trucks. Trucks will exit the site from a curb cut at the northwest corner of the property on Miles Parkway.
5. The 33'-5" tall precast building contains a full glass entrance and includes a combination of real and faux windows. The west elevation includes six (6) drive in doors and two (2) dock bays. Additionally, the west and east elevations show three (3) drive-thru doors on the north end of the building.
6. The hours of operation are Monday through Friday, 7:00 AM to 5:00 PM, and Saturday, 7:00 AM to 2:00 PM. There will be forty (40) full time employees.
7. The West Bartlett Road Corridor Plan identifies this property as being in the Picturesque Western Gateway. This design guidelines in the Corridor Plan propose office buildings to be located near to the landscape buffer along West Bartlett Road and that building materials should combine a mixture of materials such as stone masonry, brick, siding, and glazing. Office parking areas should be screened from view of the corridor. *The design guidelines for the West Bartlett Road Corridor Plan are attached.*
8. The landscape plan, elevation plan, photometric plan and engineering plans are currently under review by Staff.

RECOMMENDATION

1. The Staff recommends **approval** the petitioner's requests for an amendment of the PUD and the Site Plan subject to the following conditions and findings of fact:
 - A. Village Engineer approval of the engineering plans for the Subject Property;
 - B. Building permits shall be required for all construction activities;
 - C. Planning and Development Services approval of the landscape and photometric plan;
 - D. Landscaping must be installed within one year of the issuance of a building permit;
 - E. 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;
 - F. All proposed signage shall require permits and approval from the Planning & Development Services Department prior to installation;
 - G. Dumpsters shall be located behind a solid gate;
 - H. Any required Public Improvement Completion Agreement and associated bonds shall be submitted for review and approval by the Village Attorney;
 - I. The light poles in the employee parking lot depicted on the Site Plan must match the light poles provided for in the Village's West Bartlett Corridor Plan;
 - J. The Blue Heron Business Park PUD, as approved by Ordinance 2003-104 and as amended by Ordinance 2016-13, remains in full force and effect;
 - K. The Bartlett 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 the laws and regulations of the Village and all other federal, state, and local government agencies having jurisdiction;
 - L. The development, maintenance, and use of the Subject Property must be in substantial compliance with the amended PUD Plan, the Site Plan, and the final engineering, photometric, and landscape plans as approved by the Village Engineer and the Planning and Development Services Department, except for minor changes to such plans as approved by the Director of Planning & Development Services and the Village Engineer.
 - M. Findings of Fact (PUD):
 - i. That 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;
 - ii. That 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;
 - iii. That the Planned Unit Development 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.

- iv. That the proposed uses conform to the Comprehensive Plan and the general planning policies of the Village for this parcel.
- v. 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.
- vi. That 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.
- vii. That 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.
- viii. That impact donations shall be paid to the Village in accordance with all applicable Village ordinances in effect at the time of approval.
- ix. That the plans provide adequate utilities, drainage and other necessary facilities.
- x. That the plans provide adequate parking and ingress and egress and are so designed as to minimize traffic congestion and hazards in the public streets.
- xi. That 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.
- xii. That there is reasonable assurance that, if authorized, the PUD will be completed according to schedule and adequately maintained.

N. Findings of Fact (Site Plan):

- i. That the proposed tire distribution and trucking services building on the Subject Property is a permitted use in Development Area 3 of the Blue Heron Business Park PD 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.

- vi. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.

2. Background information is attached for your review

ab/attachments General - PDS Team\memos 2025\Nova2_pz.docx



ABBOTT LAND AND INVESTMENT CORP.
Commercial and Industrial Real Estate

RECEIVED
PLANNING & DEVELOPMENT

JUN 3 2025

VILLAGE OF
BARTLETT

June 2, 2025

Sent via Hand Delivery

Village Board of Trustees
c/o Kristy Stone, Community Development Director
Village of Bartlett
228 Main St.
Bartlett, IL 60103

RE: 4.25 Acres at NWC West Bartlett Road and Miles Parkway in Blue Heron Business Park

Dear Village Board of Trustees,

Enclosed is a completed Development Application Packet for a Site Plan review and Planned Unit Development Amendment for the Pava Logistics Project ("Nova 2") being proposed on the south end of Blue Heron Business Park, just west of Miles Parkway. The following attachments are included:

1. Completed & Signed Development Application, including Findings of Fact for Site Plans and Findings of Fact for Planned Unit Developments – Eight (8) copies
2. \$1,500 Application Fees payable to the Village of Bartlett for Amendment to the Annexation Agreement (\$200), Site Plan (\$300), and Amendment to the PUD (\$1,000).
3. Legal description of the subject property from the survey via email in MSWord.
4. Plat of Survey – One (1) full-size copy and one (1) via PDF
5. Preliminary/Final Planned Unit Development Plan – Eight (8) 11" x 17" copies, and one (1) via PDF
6. Site Plan – Eight (8) folded full-size copies, one (1) 11" x 17", and one (1) via PDF
7. Preliminary Engineering Plans – Eight (8) folded full-size copies and one (1) via PDF
8. Preliminary Stormwater Management Report – Two (2) copies
9. Landscape Plan – Eight (8) folded full-size copies, one (1) 11" x 17", and one (1) via PDF
10. Building Elevations – Eight (8) folded full-size copies and one (1) via PDF
11. Colored Rendering (of Building Elevations) – Eight (8) folded full-size copies, one (1) 11" x 17", and one (1) via PDF
12. Floor Plan – Eight (8) folded full-size copies and one (1) via PDF
13. Truck Turning/Movement Plans – Eight (8) 11" x 17" copies and one (1) via PDF
14. Lighting/Photometrics Plan – Eight (8) 11" x 17" copies and one (1) via PDF
15. Land Use Opinion Report – Applied for by Mackie Consultants, LLC
16. Ecological Compliance – Applied for by Mackie Consultants, LLC

The following is a brief summary of our request. For background, this approximately 125-acre parcel was annexed in 2003 as Blue Heron Business Park. It was originally contemplated to be developed primarily as an industrial park with four development areas:

- Development Area 1 – Industrial; Outside Storage permitted use
- Development Area 2 – Industrial; Outside Storage permitted use
- Development Area 3 – Industrial; No Outside Storage; pre-cast or masonry required
- Development Area 4 – Commercial

This is the final lot to be sold and developed in the park. The subject property consists of approximately 4.25-acres.

Blue Heron and the Southwind Business Center parcel (approximately 40-acres) were annexed to the Village at approximately the same time, along with the 186-acre Bluff City Industrial Park that connects to the Blue Heron Business Park and is generally north and east of Blue Heron. We have marketed the south end of Blue Heron to commercial users for the past 15 years. We have received no serious inquiries with respect to any retail or commercial users for Blue Heron during that timeframe.

We believe the subject project as proposed as an industrial use will fit in with the character of Blue Heron and follow the general guidelines for industrial use in Development Area 3. The approximately 50,000 square foot precast building will be the headquarters for Pava Logistics, which also has a facility at the far northwest corner of the park. Pava Group will operate a tire distribution business on the north end of the building, and a truck services (no body/repair work) on the south end. For tire distribution, trucks will enter from a one-way access drive from Miles Parkway (left-in only) and exit to the west. A detailed description of the operations is attached to this cover letter.

The request will include an Amendment to the Annexation Agreement to allow for the Site Plan and PUD Plan to be amended to allow for the conversion of this subject property to be included in Development Area 3.

We presented the Concept Plan to the Village Board of Trustees in April and received positive feedback from the committee.

We appreciate your consideration and look forward to presenting this project at the next available Village Board Meeting.

Sincerely,
ABBOTT LAND AND INVESTMENT CORPORATION



Dean W. Kelley
President

DWK/dse

Enclosures

PAVA Logistics
Description of Operations
4.25 Acres Blue Heron Business Park
5/30/2025

The following is a summary of the operations for the proposed 50,540 square foot facility at the south end of Blue Heron Business Park.

The north end of the building will be served by three drive-through bays. Vehicles/trucks will enter from Miles Parkway going north with a left-in only ingress point. The three drive-through bays will be utilized for the following services related to tire sales:

- Installation
- Rotation, alignment and balancing
- Maintenance and repair

PAVA anticipates approximately ten trucks per day for these operations.

At the south end of the building there are proposed to be six drive-in doors and two docks. In this area Pava will perform general repairs, primarily fleet maintenance for its own trucks. This will include suspension and steering systems, oil changes, brakes and other minor repairs. No body work will occur in this area or in the building. The two docks will be used for deliveries for the general repair area. There is also an office area of approximately 5,300 square feet that is at the south end of the building extending to the far east corner. There will be a total of approximately 40 full-time employees in the building.

Hours of operation are Monday through Friday, 7:00 AM to 5:00 PM, and Saturday, 7:00 AM to 2:00 PM.

We will be available to answer additional questions at the upcoming Village Board Committee meeting.

Thank you for your consideration.



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 28-05

RECEIVED
PLANNING & DEVELOPMENT

JUN 3 2025

VILLAGE OF
BARTLETT

PROJECT NAME NOVA 2

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Dean W. Kelley

Street Address: 2250 Southwind Blvd.

City, State: Bartlett, IL

Zip Code: 60103

Email Address: dean@abbottland.com

Phone Number: 630-497-9440 ext. 4

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Gifford 300, LLC

Street Address: 2250 Southwind Blvd.

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: 630-497-8700

OWNER'S SIGNATURE: [Signature] **Date:** 02JUNE2025
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

ACTION REQUESTED (Please check all that apply)

- | | |
|--|--|
| ☒ Annexation | ☐ Text Amendment |
| ☐ PUD (preliminary) | ☐ Rezoning _____ to _____ |
| ☒ PUD (final) | ☐ Special Use for: _____ |
| ☐ Subdivision (preliminary) | ☐ Variation: _____ |
| ☐ Subdivision (final) | |
| ☒ Site Plan (please describe use: commercial, industrial, square footage): <u>50,000 SF industrial</u> | |
| ☐ Unified Business Center Sign Plan | |
| ☐ Other (please describe) _____ | |

SIGN PLAN REQUIRED? Yes or 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: NWC Miles Parkway and West Bartlett Road

Property Index Number ("Tax PIN"/"Parcel ID"): 06-36-200-021-0000

Zoning: Existing: PD
(Refer to Official Zoning Map)

Proposed: PD

Land Use: Existing: Vacant

Proposed: Industrial

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

Acreage: 4.25

For PUD's and Subdivisions:

No. of Lots/Units: _____

Minimum Lot: Area _____ Width _____ Depth _____

Average Lot: Area _____ Width _____ Depth _____

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

Attorney Guerard & Krasner, LLC - Richard M. Guerard
310 S. County Farm Rd., Suite H
Wheaton, IL 60187-2409
Phone: 630-698-4700
Email: rich@wydp.com

Engineer Mackie Consultants, LLC - Steven Kaminski
9575 W. Higgins Rd./ Suite 500
Rosemont, IL 60018
Phone: 847-696-1400
Email: skaminski@mackieconsult.com

Other Harris Architects, Inc. - Kelly Harris
1475 E. Woodfield Rd., Suite 925
Schaumburg, IL 60173
Phone: 847-303-1155
Email: kharris@harrisarchitects.com

FINDINGS OF FACT FOR SITE PLANS

Both the Planning & Zoning Commission and Village Board must decide if the requested Site Plan 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. The proposed use is a permitted use in the district in which the property is located.

We are seeking an amendment to the Annexation Agreement as well as the Concept Plan and PUD Plan associated with that Annexation Agreement. The proposed industrial use is permitted within Development Area 3, which is consistent with the industrial uses labeled as Development Area 3 that front Route 25. Once the PUD Plan is amended, the proposed use will be permitted within Development Area 3 of the PUD District.

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

The office portion of the proposed building faces West Bartlett Road. There is no off-street parking and all access, lighting, landscaping, and drainage is compatible with adjacent land uses and meets Bartlett's code.

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.

There are three main access points to the site: a southerly access point on Miles Parkway for automobiles and office personnel, a left-in only entrance just north of the employee access for trucks to enter the site and access the three drive-through doors, and a full-access at the north-end of the site from Miles Parkway for trucks to enter and exit the loading areas of the building.

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

There would be very few pedestrians within the site as the building serves primarily the employees and other workers. There will be a sidewalk along Miles Parkway that connects to an existing sidewalk on the west side of Miles Parkway extending to Kenyon Road.

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)

All landscaping improvements will meet the Village of Bartlett's code requirements and are in substantial compliance with the West Bartlett Road Corridor Plan.

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

There are no outside storage areas requested.

FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS

Both the Planning & Zoning Commission and Village Board must decide if the requested Planned Unit Development 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. 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 amendment provides for the entire 4.25-acres to be designated as Development Area 3, which allows for industrial uses. This is consistent with the other uses in Blue Heron Business Park and will complete the park with all industrial uses.

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 Planned Unit Development is within the Blue Heron Business Park and will not have a negative impact on nearby property owners to the south and east. There are commercial uses directly south and there is sufficient distance and screening between the nearest residential uses to the east and south.

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 substantially conforms with the regulations and conditions for the uses within the Blue Heron Business Park.

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 the amendment to the Planned Unit Development will allow the Blue Heron Business Park to remain primarily an industrial park.

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.

The proposed use is a permitted use within the Planned Unit Development district.

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 Planned Unit Development that encompasses this Development Area within the Blue Heron Business Park is consistent with the remaining uses within the Blue Heron Business Park and will not impact the public health, safety and welfare of nearby residents or others.

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 property is within a business and will not be detrimental, injurious, or otherwise diminish or impair the value of the other adjoining properties within the business park.

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

The petitioner or user will pay all applicable impact donations and other fees as required by the Village of Bartlett.

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

The plans are designed by Mackie Consultants, LLC, which is very familiar with the Blue Heron Business Park. All plans will provide adequate utilities, drainage, and other necessary facilities.

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 plans provide adequate parking for employees and visitors and also has two ingress and egress points for efficient traffic flow for loading and drive-through traffic for the tire repair business.

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 proposed plan has an adequate site area and exceeds the minimum requirements for the district in which it is located. It includes buffering features required by the Village of Bartlett with respect to screening and landscaping.

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

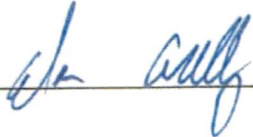
If authorized, construction for this particular use in the Planned Unit Development will commence in Fall, 2025 and be completed in Spring, 2026. It will be adequately maintained by its user and owner, Nova 2.

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: Dean W. Kelley

DATE: June 2, 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.

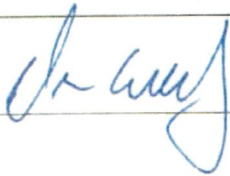
NAME OF PERSON TO BE BILLED: Pavlo Vayda c/o Gifford 300, LLC

ADDRESS: 2250 Southwind Blvd.

Bartlett, IL 60103

PHONE NUMBER: 847-497-8700

EMAIL: dean@abbotband.com

SIGNATURE: 

DATE: June 2, 2025



Created by Bartlett GIS
June 2025

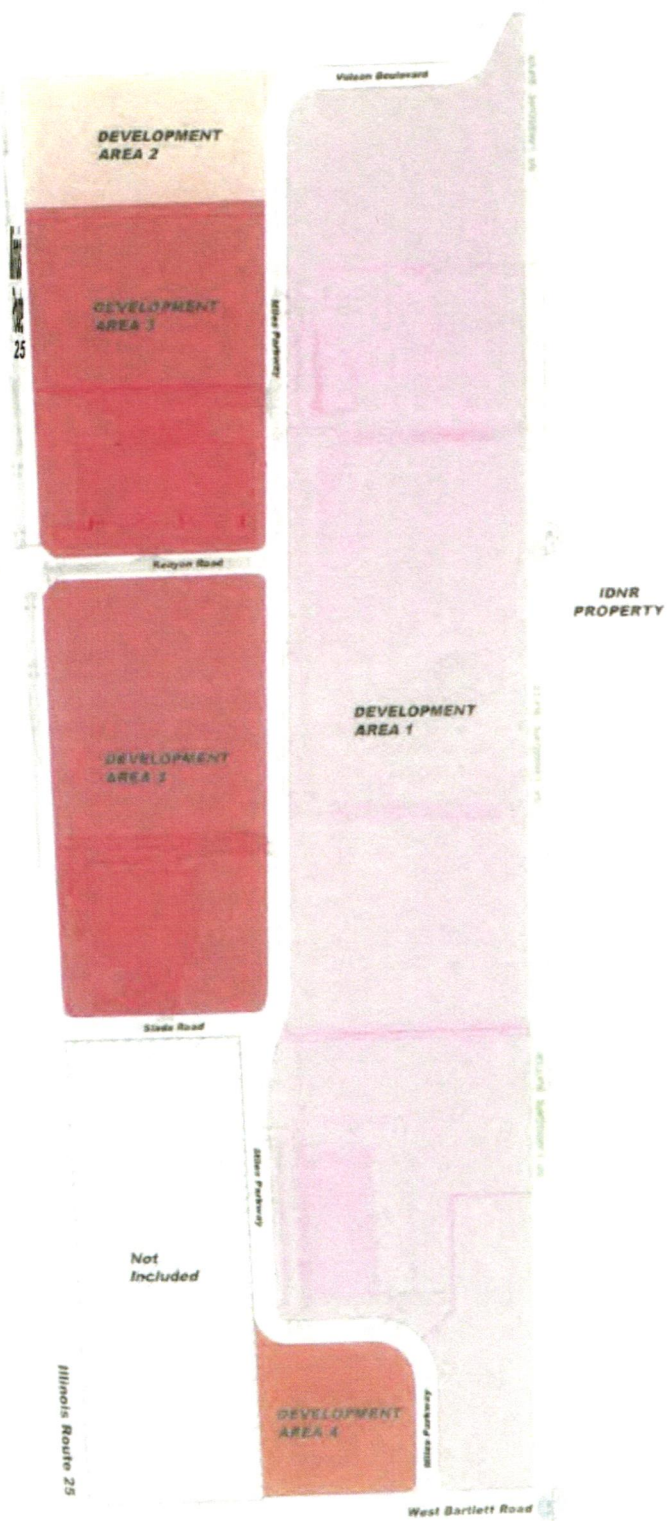
Location Map

PIN # 06-36-200-021

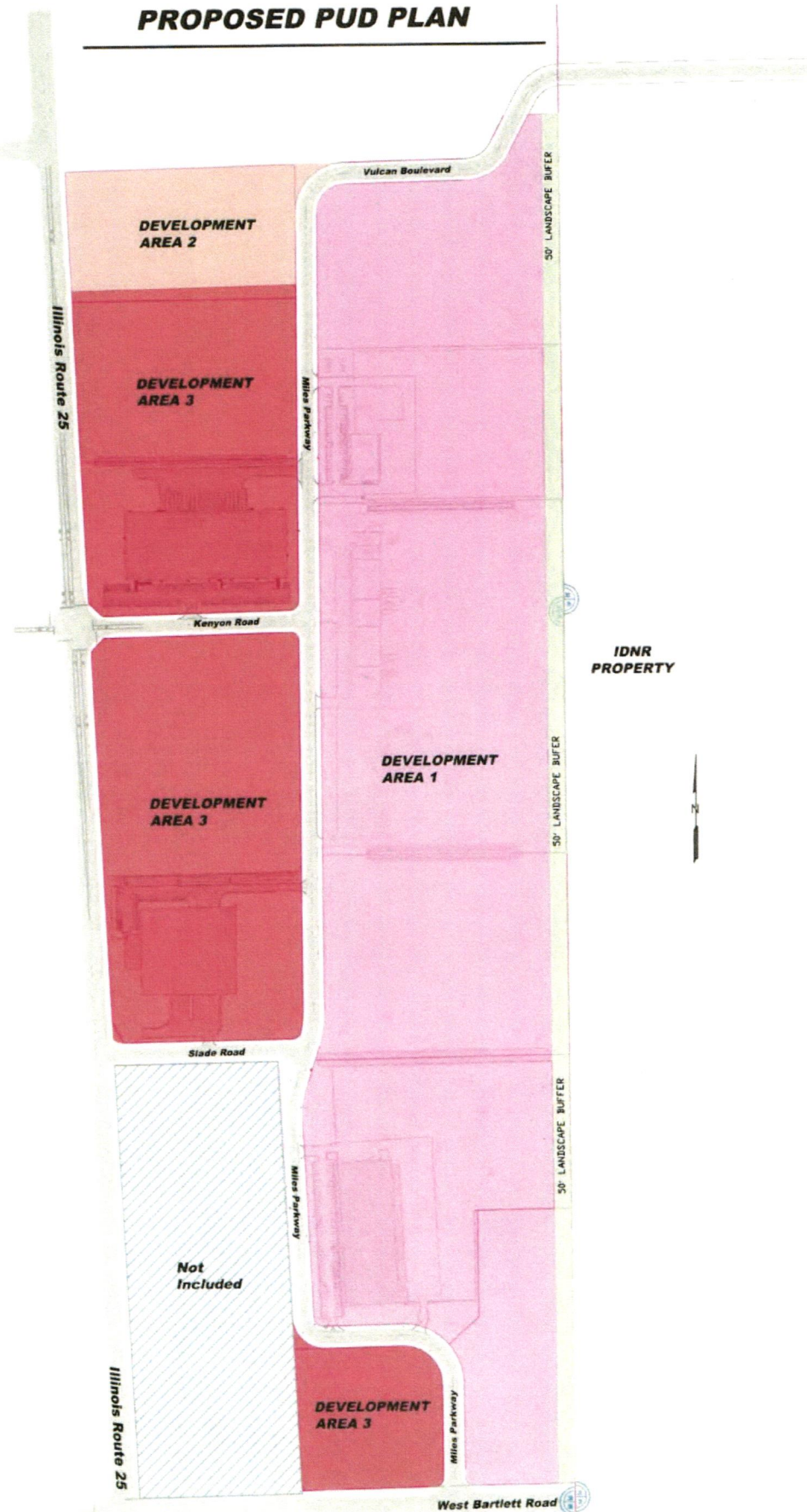


0 220 440 US Feet

CURRENT PUD PLAN



PROPOSED PUD PLAN

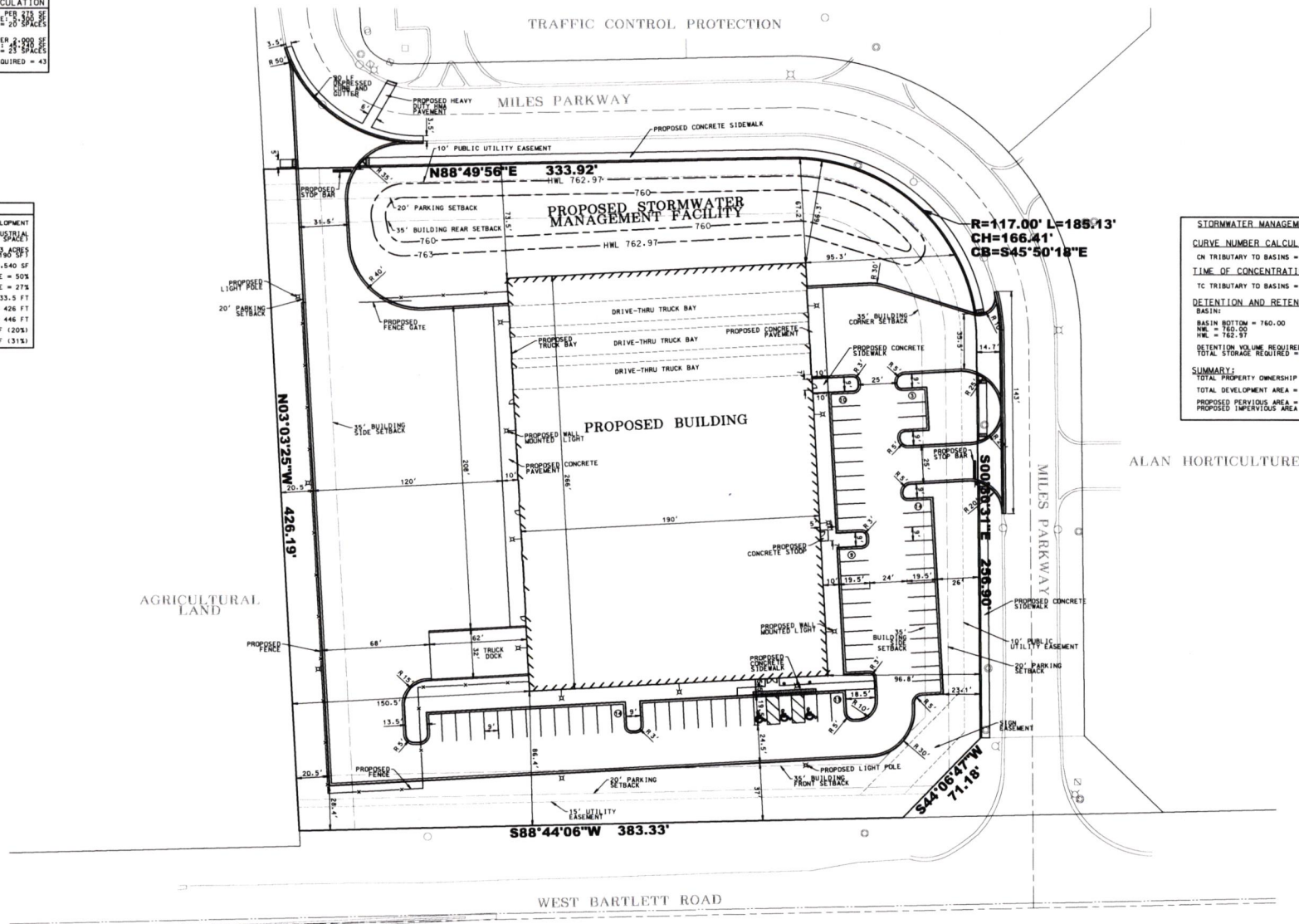


REQUIRED PARKING CALCULATION
OFFICE: 1 PARKING SPACE PER 215 SF
PROPOSED OFFICE: 1,500 SF
REQUIRED PARKING: 5,300/215 = 25 SPACES
WAREHOUSE: 1 PARKING SPACE PER 2,000 SF
PROPOSED WAREHOUSE: 2,140 SF
REQUIRED PARKING: 45,240/2,000 = 23 SPACES
TOTAL SPACES REQUIRED = 48

PARKING SPACES
REQUIRED PARKING SPACES = 48
TOTAL PARKING SPACES = 63
STANDARD PARKING SPACES = 60
ADA SPACES = 3

ZONING INFORMATION
ZONING DISTRICT: PLANNED DEVELOPMENT
AUTHORITY: ILLINOIS PLANNED DEVELOPMENT ACT
TOTAL PROPERTY AREA = 4.23 ACRES
(184,190 SF)
BUILDING SIZE = 50,540 SF
MAXIMUM LOT COVERAGE = 50%
ACTUAL LOT COVERAGE = 27%
PROPOSED BUILDING HEIGHT = 33.5 FT
LOT DEPTH = 426 FT
LOT WIDTH = 446 FT
LANDSCAPING REQUIRED = 36,638 SF (20%)
LANDSCAPING PROVIDED = 57,889 SF (31%)

STORMWATER MANAGEMENT SUMMARY
CURVE NUMBER CALCULATIONS:
CN TRIBUTARY TO BASINS = 86.4
TIME OF CONCENTRATION CALCULATIONS:
TC TRIBUTARY TO BASINS = 10 MIN
DETENTION AND RETENTION SUMMARY:
BASIN:
BASIN BOTTOM = 760.00
HWL = 762.97
HNE = 762.97
DETENTION VOLUME REQUIRED = 0.74 AC-FT
TOTAL STORAGE REQUIRED = 0.75 AC-FT
SUMMARY:
TOTAL PROPERTY OWNERSHIP = 4.23 AC.
TOTAL DEVELOPMENT AREA = 4.23 AC.
PROPOSED PERVIOUS AREA = 1.33 AC.
PROPOSED IMPERVIOUS AREA = 2.90 AC.



6/26/2025 1:32:17 PM
P:\2025\Nova 2 - Blue Heron Business Park.dwg

Mackie Consultants, LLC
9575 W Higgins Road, Suite 500
Rosemont, IL 60018
(847) 696-1400
www.mackieconsultants.com

CLIENT:
NOVA TRANSPORTATION SERVICES, LLC
1685 FLEETWOOD DRIVE
ELGIN, IL 60123

DESIGNED	KC
DRAWN	KC
APPROVED	TKB
DATE	05/30/2025
SCALE	1" = 30'
DATE	
DESCRIPTION OF REVISION	
BY	

OVERALL SITE PLAN
NOVA 2 - BLUE HERON BUSINESS PARK
BARTLETT, ILLINOIS

SHEET
7 OF 12
PROJECT NUMBER: 5163
© MACKIE CONSULTANTS LLC, 2025
ILLINOIS PROFESSIONAL ENGINEERING LICENSE: 064-002694

STORMWATER BASIN LANDSCAPE NOTES

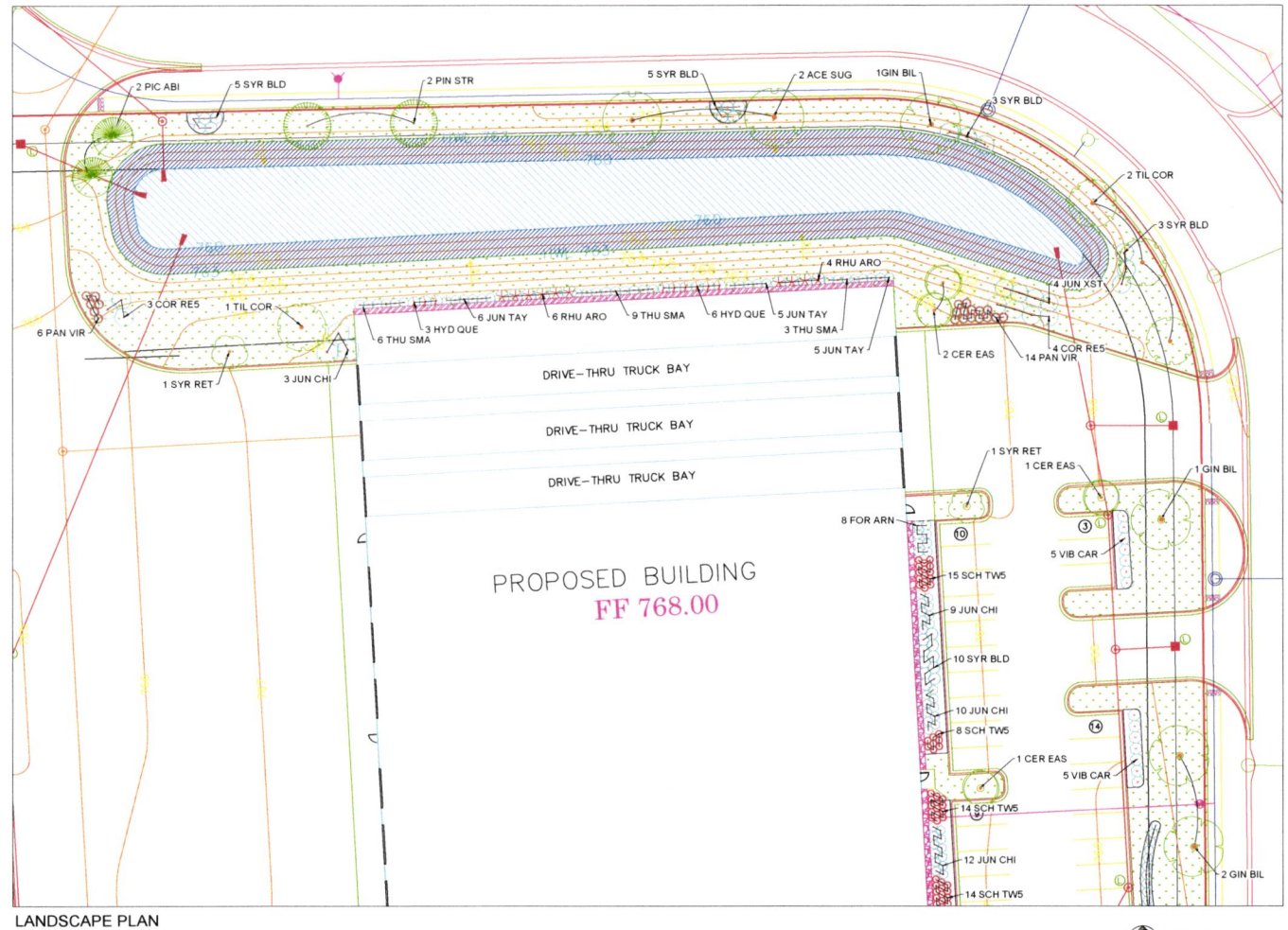
1. MINIMUM 6" TOPSOIL FOR PRAIRIE SEEDING AREAS
2. 12" TOPSOIL RE-SPREAD IN PROPOSED WETLAND PLANTING / SEEDING AREAS
3. NO BLANKET WILL BE INSTALLED IN WETLAND SEEDING / PLANTED AREAS

Slope Seeding 760 - 763			
Scientific Name	Common Name	Oz/Acre	Plant Height
Grasses/Sedges			
Carex cristatella	Crested oval sedge	1.0	2 - 3'
Carex frankii	Bristly sedge	1.0	1 - 2'
Carex lurida	Bottlebrush sedge	3.0	3'
Carex vulpinoidea	Brown fox sedge	6.0	2 - 3'
Eleocharis ovata	Blunt spike rush	1.0	2'
Elymus virginicus	Virginia wild rye	12.0	2 - 5'
Glyceria striata	Fowl manna grass	1.5	2 - 4'
Juncus effusus	Common rush	1.0	4'
Juncus torreyi	Torrey's rush	0.25	1 - 3'
Leersia oryzoides	Rice cut grass	2.0	3 - 5'
Panicum virgatum	Switchgrass	8.0	5'
Scirpus atrovirens	Dark green bulrush	1.0	3 - 5'
Scirpus cyperinus	Wool grass	0.5	4 - 5'
Scirpus fluvialis	River bulrush	0.25	3 - 7'
Scirpus validus	Great bulrush	6.0	2 - 3'
Forbs			
Alisma spp.	Water plantain	4.0	3'
Asclepias incarnata	Swamp milkweed	2.0	3 - 5'
Bidens spp.	Tickseed/bidens	2.0	3 - 5'
Helenium autumnale	Sneezeweed	3.0	3 - 5'
Mimulus ringens	Monkey flower	1.0	2 - 4'
Penthorum sedoides	Ditch stonecrop	1.0	1 - 3'
Polygonum pennsylvanicum	Pinkweed	4.0	1 - 3'
Rudbeckia subtomentosa	Sweet black-eyed Susan	3.0	3 - 5'
Sagittaria latifolia	Broad leaved Arrowhead	1.0	1 - 4'
Temporary Cover Crop			
Avena sativa	Oat	360.0	1 - 3'
Lolium multiflorum	Annual rye	104.0	1 - 3'

Note: Slope Seed mix with the Emergent Mudflat seed to insure complete vegetative coverage based on the actual experienced shoreline.

Emergent Mudflat Seeding seeded - 759.5-760			
Scientific Name	Common Name	Oz/Acre	Plant Height
Grasses/sedges			
Carex comosa	Bristly sedge	2.5	2 - 4'
Carex lacustris	Lake sedge	0.25	2 - 4'
Carex lurida	Bottlebrush sedge	4.0	3'
Carex vulpinoidea	Brown fox sedge	6.0	2 - 3'
Eleocharis ovata	Blunt spike rush	1.0	1 - 2'
Juncus effusus	Common rush	1.0	1 - 4'
Leersia oryzoides	Rice cut grass	3.0	3 - 5'
Scirpus acutus	Hard stemmed bulrush	2.5	3 - 6'
Scirpus pungens	Chairmaker's rush	4.0	3'
Scirpus validus	Great bulrush	6.0	2 - 3'
Forbs			
Acorus calamus	Sweet flag	1.0	2 - 4'
Asclepias incarnate	Swamp milkweed	1.5	3 - 5'
Alisma spp.	Water plantain	2.0	3'
Decodon verticillatus	Swamp loosestrife	1.25	1 - 5'
Eupatorium maculatum	Spotted Joe-Pye weed	0.50	4'
Lobelia cardinalis	Cardinal flower	0.50	2 - 5'
Lobelia siphilitica	Great blue Lobelia	1.5	4'
Mimulus ringens	Monkey flower	1.0	2 - 4'
Peltandra virginica	Arrow arum	16.0	2 - 5'
Pontederia cordata	Pickereel plant	10.0	1 - 3'
Sagittaria latifolia	Broad leaved arrowhead	2.0	1 - 4'
Sparganium americanum	American bur reed	2.0	2 - 5'
Sparganium eurycarpum	Common bur reed	4.0	2 - 5'
Verbena hastata	Blue vervain	1.0	3 - 6'
Zizania aquatica	Wild rice	8.0	3 - 7'
Temporary Cover Crop			
Avena sativa	Oat	360.0	1 - 3'
Lolium multiflorum	Annual rye	104.0	1 - 3'

Note: Overlap the Emergent seed mix with the Slope Seed mix to insure complete vegetative coverage.



LANDSCAPE PLAN

PROPOSED BUILDING
FF 768.00



CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

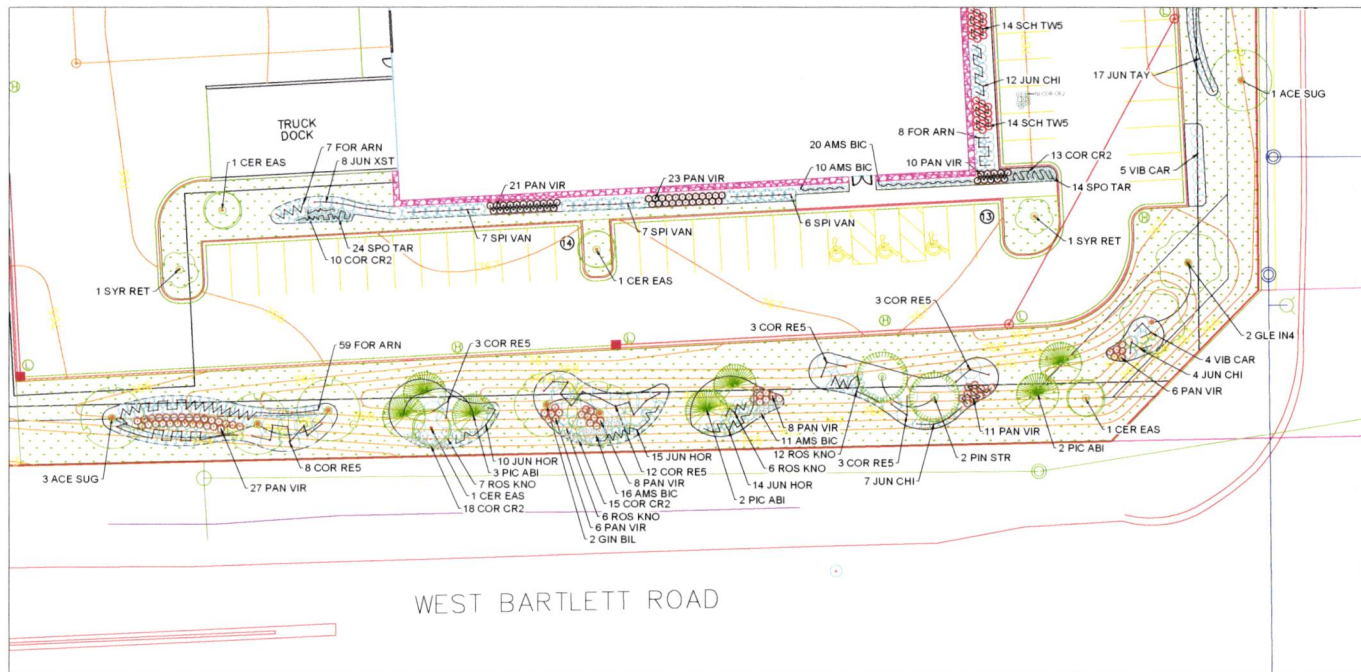
CLIENT:
NOVA TRANSPORTATION SERVICES, LLC
1685 FLEETWOOD DRIVE
ELGIN, IL 60123

NO.	DATE	VILLAGE COMMENTS	CHKD.	MODEL.
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FILE NAME: N:\MACKIE\250245\Landscaping\Bartlett, Blue Heron Business Park				

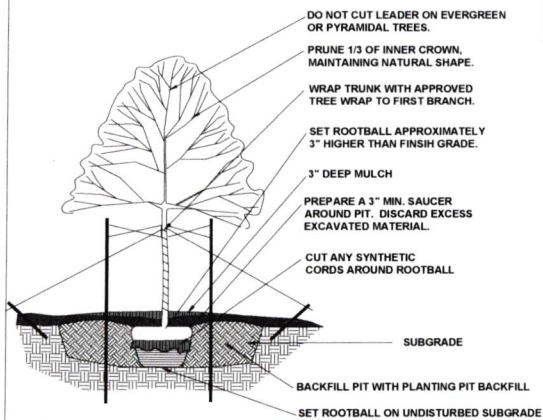
DSGN.	EPS
DWN.	EPS
CHKD.	DJG
SCALE:	1:20
PLOT DATE:	
CAD USER:	
CHKD.	MODEL.

TITLE:
LANDSCAPE PLAN
NOVA 2 - BLUE HERON BUSINESS PARK
BARTLETT, ILLINOIS

PROJ. NO. 250245
DATE: 05/29/25
SHEET 2 OF 3
DRAWING NO.
L-2

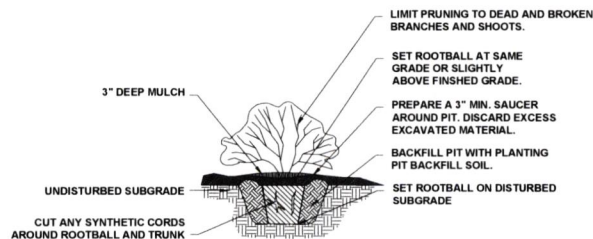


LANDSCAPE PLAN



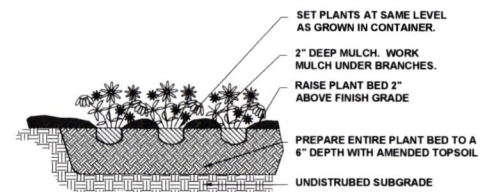
TREE PLANTING DETAIL

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE



PERENNIAL, AND GROUNDCOVER DETAIL

NO SCALE



CHRISTOPHER B. BURKE ENGINEERING, LTD.
 9675 W. Higgins Road, Suite 600
 Rosemont, Illinois 60018
 (847) 823-0500

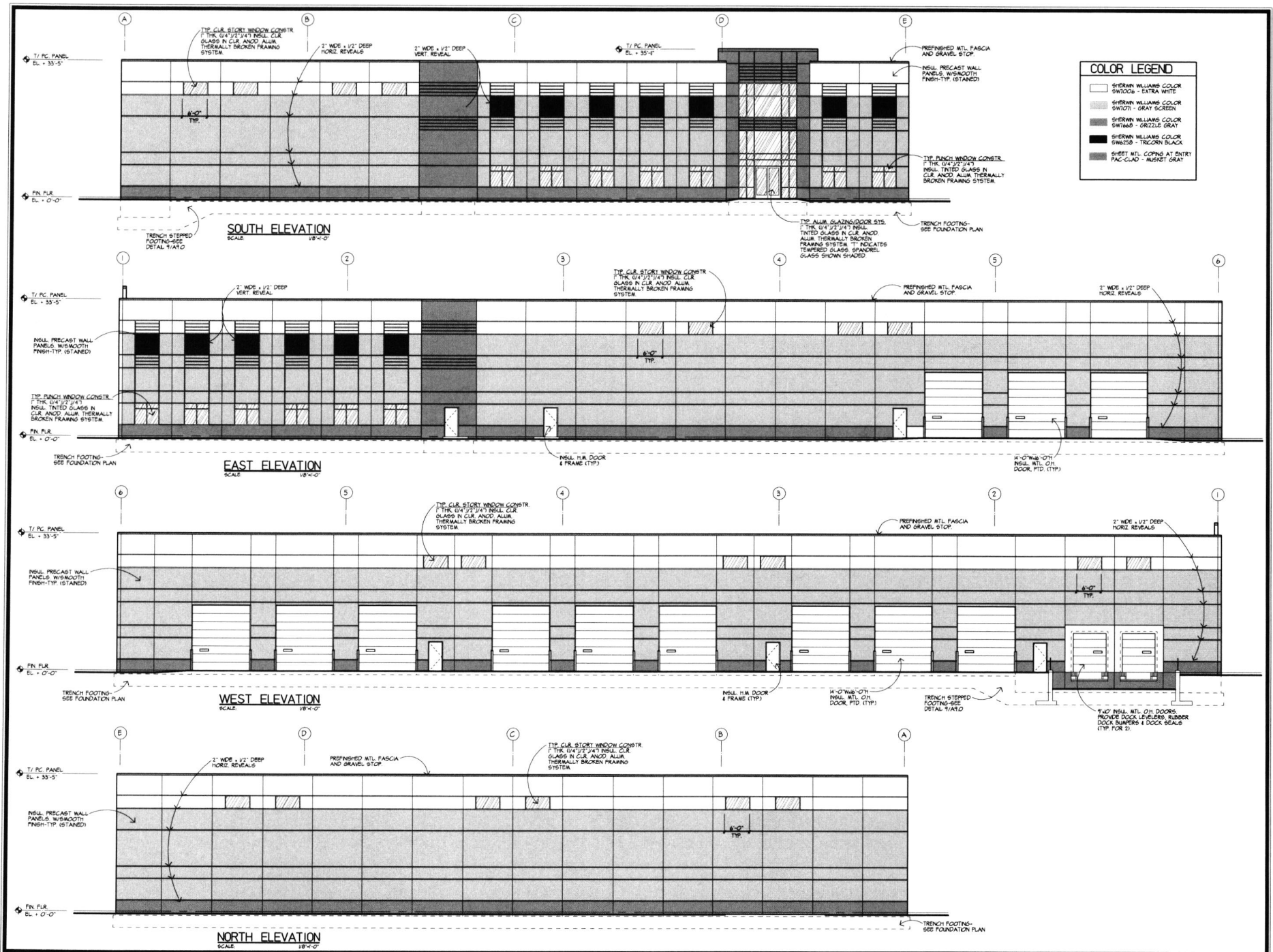
CLIENT: **NOVA TRANSPORTATION SERVICES, LLC**
 1685 FLEETWOOD DRIVE
 ELGIN, IL 60123

NO.	DATE	VILLAGE COMMENTS	CHKD.	MODEL
1	6/26/25	NATURE OF REVISION		
FILE NAME: N:\MACHINE\250245\Landscaping\Bartlett, Blue Heron Business Park				

TITLE: **LANDSCAPE PLAN**
NOVA 2 - BLUE HERON BUSINESS PARK
BARTLETT, ILLINOIS

PROJ. NO. 250245
 DATE: 05/29/25
 SHEET 3 OF 3
 DRAWING NO.

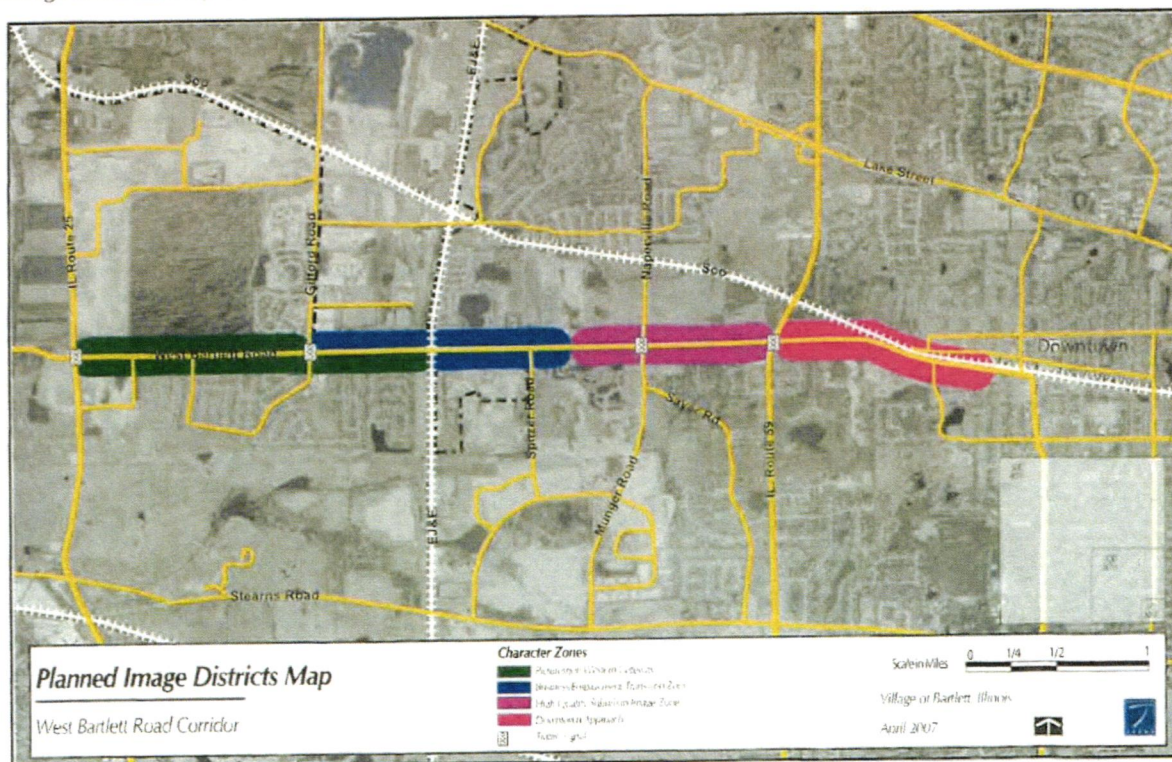
L-3



Design Guidelines

The West Bartlett Road Corridor Design Guidelines are intended to put into place specific standards that reflect the value-derived goal relating to the design goals of the West Bartlett Road Corridor. The goal is to integrate the West Bartlett Road Corridor into downtown Bartlett in an attractive, functional and market-oriented fashion. Doing so will promote the vitality, economic health, livability and sense of place of the corridor district by enhancing its design elements and its physical appearance.

Before this overall design goal can be translated into specific design standards, it is helpful to identify distinct planned image districts for the Corridor. This is necessary because the corridor is long and the roadway and land uses contain divergent characteristics. At the western end of the Corridor the roadway is characterized as the Picturesque Western Gateway because of its natural and environmental amenities and its function as a primary entry point into the Village. Moving east, the next part of the roadway is characterized as the Business/Employment Zone because of the existing higher intensity commercial uses and the plans that will convert some of those uses to residential, business and office uses. The next roadway section is characterized as the High-Quality Suburban Image Zone because of existing and future residential uses that will dominate this section, along with integrated institutional and commercial uses. The final roadway section is characterized as the Downtown Bartlett Approach because of its role connecting the Corridor to the downtown area. See *Planned Image Districts Map* below.



The particular design principles and guidelines that follow are intended to ensure that new development and redevelopment enhance the visual quality and identity of the West Bartlett Road Corridor. It establishes architectural principles and urban design standards for the built environment and rights-of-way so as to create a recognizable corridor district with an appealing atmosphere that reflects harmony and continuity in building design and streetscape improvements based on each of the four image districts that demarcate the roadway corridor. The design guidelines described herein are intended as tools for communicating the design intent for future developments, redevelopments and streetscape improvements.

Picturesque Western Gateway: To protect and promote existing views from the roadway to commercial, business/office park, open space and residential landscape buffers. The principles of the Picturesque Western Gateway are to:

- Create a Gateway to the Village at West Bartlett Road and IL. Route 25
- Preserve views of natural areas and environmental amenities
- Integrate commercial and business/office park areas into the Gateway
- Enhance landscaped buffers separating residential areas from the roadway

Table 4: Design Guidelines for the Picturesque Western Gateway

ENHANCEMENTS OF PRIVATE DEVELOPMENTS FRONTING PUBLIC R.O.W.	
BUILDING FORM	
Orientation	Residential, commercial and office buildings should be placed near to the landscape buffer along the street, should share parking access drives, and should have attractive front facades facing both the street and the shared parking.
Setbacks	Buildings should be set back from the Corridor behind a large landscaped buffer.
Proportion, Size, Scale	Residential, commercial and office buildings should be proportioned such that they are viewed as structures nestled into the landscape, rather than as dominant features on the site.
EXTERIOR BUILDING TREATMENTS	
Facade Treatments and Materials	Residential, commercial and office building types should express attractive façades on all exposed faces of the buildings. Building materials should combine a mixture of materials, such as stone masonry, brick masonry, siding, and glazing.
Roofing Treatments and Materials	Residential, commercial and office roof types should be expressed at all façades of the buildings utilizing gable, hipped or gambrel roofs. Roof materials should be selected such that they are visually subdued, such as neutral color selections of wood, asphalt, or fiberboard shingles.
SITE ENHANCEMENTS	
Parking	Residential parking should be provided in garages, which should express similar building proportions, façades and rooflines as those mentioned above and should be located such that they are set back from the residential access road. Limited on-street visitor parking may be provided on the residential access roadways. Commercial and office parking and service areas should be screened from view of the corridor with bufferyard landscaping. Truck docks and loading areas should be screened from view of the corridor or be fully enclosed.
Landscaping	Landscape areas and plantings should be organized such that they reflect the native landscape features found in the conservation areas throughout Bartlett. ▪ Parkway areas should include groves of mixed-size native canopy and understory tree plantings. ▪ Open space areas should include naturalized groupings of mixed-size evergreen and understory trees and shrub plantings. ▪ Gateway entry areas should emphasize main entrances to development sites through the use of ornamental trees, shrubs, and perennial and annual plantings including ornamental/native grasses. ▪ Bufferyard areas should include naturalized groupings of mixed-size native canopy trees, evergreen trees, understory trees and shrubs planted on berms. ▪ Detention areas should express curvilinear forms, which invite wildlife habitat and resident use. The edges of the detention areas should express shallow grades, planted with a variety of native grasses and groundcovers, such that a variety of landscape and wildlife will be attracted to the area.

Signage	▪ Entry, wayfinding and directional signage should be organized and selected such that text and graphics are clearly visible and understood. ▪ Development site entry signage should promote West Bartlett Road as an extension of the downtown area. ▪ Signage materials should be selected such that they are visually subdued, such as neutral color selections of stone, wood, and/or metal. ▪ Signage should architecturally match or complement the building/development to which it belongs.
Lighting	▪ Pole-mounted lighting in the residential parkway areas should be selected so as to minimize glare or light spillage onto residential properties. ▪ Light fixtures should be upgraded from the standard light pole/fixtures to the light pole/fixtures designated for the Corridor west of IL. Rt. 59 as shown in <i>Exhibit 6</i>.

ENHANCEMENTS WITHIN PUBLIC R.O.W.

Barriers and Wayfinding Signage	▪ These elements should contribute to a unified Corridor appearance. ▪ Barrier railings of wood or black aluminum or barrier walls constructed of stone or other masonry should be included to represent the native landscape features found in the conservation areas throughout Bartlett. ▪ Entry, wayfinding and directional signage should be strongly pronounced in this area to promote the western edge of the corridor as a significant gateway. Signage should be organized and selected such that text and graphics are clearly visible and understood, and banners attached to light poles should be utilized when appropriate. ▪ Signage materials should be selected such that they are visually subdued, such as neutral color selections of stone, wood and/or metal.
Roadway Lighting and Signage	Decorative vehicular-scale light poles should be selected along the roadway area. Where continuous pedestrian pathways occur, vehicular scale light poles should be augmented with pedestrian scale fixtures (see <i>Exhibit 6</i>). Banners attached to light poles should be included to promote a unified Corridor appearance. Utility lines should be buried.
Landscaping	▪ Landscape plantings within the right-of-way should reflect the native landscape features found in conservation areas throughout Bartlett. ▪ Parkway plantings should include groves of mixed-size native canopy and understory tree plantings. ▪ Bufferyard plantings, which abut residential, commercial and office uses, should include a medium-height landscaped berm planted with naturalized groupings of mixed-size native canopy, evergreen, and understory trees.
Intersections and Pedestrian Crossings	The intersections at IL Route 25 and Gifford Road, both signalized intersections, should be enhanced to promote safe pedestrian crossings. Enhancements should include decorative paving at the intersection corners, decorative paving at widened pedestrian crosswalks, bollards, timed traffic signals, plantings, and additional lighting.
Pedestrian Walkways	The existing bike path/pedestrian walkway along the south side of West Bartlett Road should be protected and promoted as a significant pedestrian linkage between the Picturesque Western Gateway and downtown to the east. Enhancements such as directional and wayfinding signage, additional parkway plantings, additional bufferyard plantings, decorative lighting, and accent paving would reinforce the bike path/pedestrian walkway as a safe and attractive access route to and from the downtown area.

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
25-37

DATE: June 26, 2025

TO: The Chairman and Members of the Planning and Zoning Commission

FROM: Andrew Barna, Associate Planner 

RE: **(#25-06) AJB Polish Deli**

PETITIONER

Jolanta Zajkowski

SUBJECT SITE

879 S. IL Route 59

REQUEST

Variation – Window Signage

DISCUSSION

1. The subject property is zoned B-3 Neighborhood Shopping District and is located within the Brewster Creek Shopping Center.
2. The petitioner is requesting a **variation** to allow full coverage window signage for their storefront windows.
3. Full coverage window signage is currently existing at the property and a code enforcement case was opened in March, 2025. 10-12-7C of Village of Bartlett Code of Ordinances states: *Permanent window signs must be confined to the glass of the window, shall not encroach upon the frame, mullions or other supporting features and shall not cover more than twenty five percent (25%) of the window area.*

RECOMMENDATION

According to the provisions of the Zoning Ordinance, the Planning and Zoning Commission should render a decision based upon the following:

- A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
- B. That conditions upon which the petition for variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.
- C. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
- D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
- E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
- F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
- G. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

A variation shall be recommended only if the evidence, in the judgment of the Planning & Zoning Commission, sustains all the conditions enumerated above.

Background material is attached for your review and consideration.

ab/attachments

General – PDS Team\memos 2025\035_AJBPolishSignage_pz.docx

May 29, 2025

Dear Village President Gunsteen and Village Trustees:

My family and I are the owners of AJB Polish Deli II located at 879 S. Route 59. I have attached the application for a variance to allow the windows on my Deli to remain as they have been for many years.

I am happy to meet with any or all of you at any time to discuss this. I sincerely ask that you consider this variance request as my family depends on the income it earns to make a living.

Thank you in advance for your attention.

Jolanta Zajkowski

A handwritten signature in cursive script that reads "Jolanta Zajkowski". The signature is written in dark ink and is positioned to the right of the printed name.



VILLAGE OF BARTLETT VARIATION APPLICATION

For Office Use Only
Case # <u>25-06</u>
RECEIVED
PLANNING & DEVELOPMENT
JUN 4 2025
VILLAGE OF BARTLETT

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Jolanta Zajkowski/AJB Polish Deli II, Inc.

Street Address: [REDACTED]

City, State: [REDACTED]

Zip Code: 60172

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted Phone

PROPERTY OWNER INFORMATION

Name: Brewster Creek L.P.

Street Address: 1350 E. Touhy Ave., Suite 360E

City, State: Des Plaines, IL

Zip Code: 60018

Phone Number: 708-851-0808

OWNER'S SIGNATURE: [Signature] Date: 6/3/25
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

DESCRIPTION OF VARIATION REQUEST (i.e. setback, fence height) including SIZE OF REQUEST
(i.e. 5ft., 10 ft.)

The present signs be allowed to remain as they exist without modification.

PROPERTY INFORMATION

Common Address/General Location of Property: 879 S. IL Route 59

Property Index Number ("Tax PIN"/"Parcel ID"): 01-09-210-001

Acreage: Unknown

Zoning: See Dropdown (Refer to Official Zoning Map)

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

Attorney: Michael E. Kelly, 118 W. Bartlett Ave. #1, Bartlett, IL 60103; P: 630-837-6600

Surveyor: N/A E: mikekellylawoffice@gmail.com

Other: N/A

FINDINGS OF FACT FOR VARIATIONS

Both the Planning & Zoning Commission and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the 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 particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

The entire west wall of the property is glass. In the afternoon the sunshine is so strong that in the spring, summer and fall it causes the heat in the unit to become greater than the A/C unit can handle. Food cannot be stored in a large portion of the store and the glare is very uncomfortable for employees and detrimental to business. ~~Petitioner paid nearly \$8,000 six years ago to have the windows painted with attractive pictures and which fabric also greatly reduces the glare and heat from the sun. The windows are attractive in nature and have greatly helped the business. Without the window coverings as they exist, Petitioner will lose a great amount of food due to heat. The employees and business will also suffer greatly due to heat and glare.~~

2. That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.

Petitioner's unit is completely open to the public during normal business hours. Petitioner's only product is food and drinks. It is crucial for the business to have attractive signage and a comfortable interior and exterior. Without the window coverings, the heat and glare will keep out many customers and render a portion of the already small premises unusable. Further, Petitioner cannot afford new window coverings.

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

Obviously the Petitioner is in business to make money. This business is the Petitioner's complete livelihood and depending on its income to live. Petitioner provides a service to the community and is very well liked in the Village. It is important that the employees and customers are comfortable in the store. The windows provide this level of comfort. In 8 years the Petitioner has never had a problem with the Village. In fact, on 2 occasions, the Village interviewed the Petitioner and family and pictures of the deli window appeared in Village social media posts.

4. That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.

The hardship which will result if the window covers are removed is completely due to the provision of the Ordinance. Prior to the passage of the Ordinance, no problem or hardship existed. In fact, business improved greatly when the windows were covered 8 years ago. The loss of the window coverings will greatly harm business and cause Petitioner undue hardship.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.

The granting of this variance will not be detrimental to the public welfare and will not injure or harm any employee or the public in any manner. It is very difficult for a small business to succeed in a small area in the shopping center. The success of the Petitioner's business attracts customers and this is advantageous to all local businesses.

6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

The proposed variation will not impair an adequate supply of light and air to the adjoining property. It will not increase congestion in the street. It will not increase danger of fire or harm public safety or diminish or impair the property values within the neighborhood.

7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

If the variance is granted, the Petitioner will not receive any special privilege that is denied to other buildings or structures in the District.

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:

Jolanta Zajkowski

PRINT NAME: Jolanta Zajkowski

DATE: 04/24/2025

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: AJB Polish Deli II, Inc.

ADDRESS:

[REDACTED]

[REDACTED]

PHONE NUMBER:

[REDACTED]

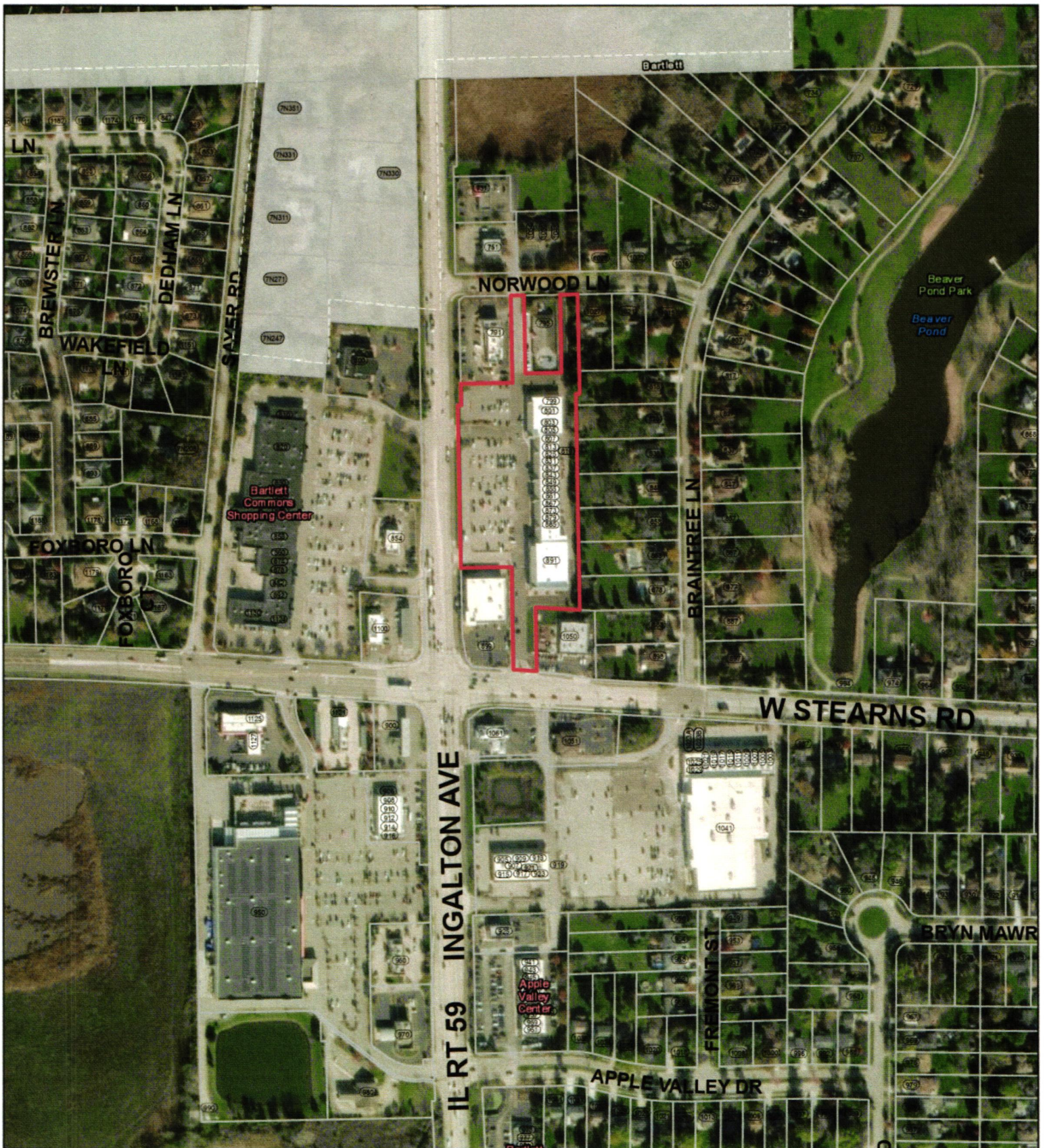
EMAIL:

Jzajkowski@gmail.com

SIGNATURE:

Jolanta Zajkowski

DATE: 04/24/2025



Created by Bartlett GIS
June 2025

Location Map

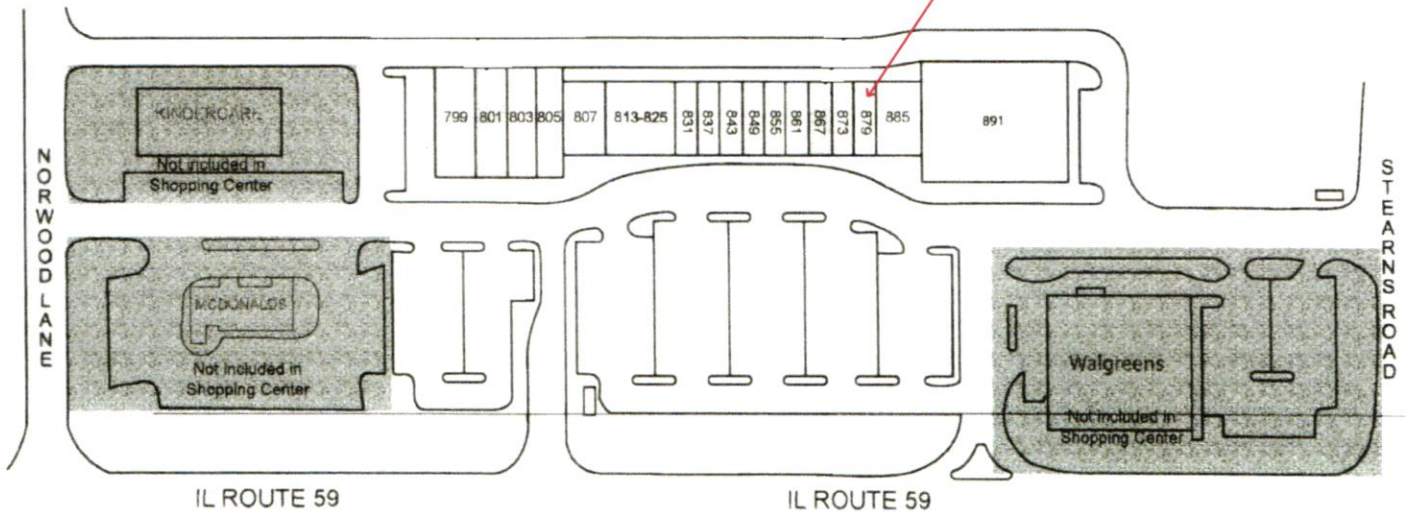
PIN # 01-04-402-058



0 180 360 US Feet

BREWSTER CREEK Bartlett, IL

AJB Polish Deli II



BONNIE
MANAGEMENT
CORPORATION

1350 E. Touhy Ave., Suite 200
Arlington Heights, IL 60015
Phone: (847) 399-1234
Fax: (847) 399-1235
www.bonniecorp.com

Current window signage – AJB Polish Deli II



Inside the store facing out – AJB Polish Deli II

