



Village of Bartlett  
Planning and Zoning Commission  
May 1, 2025

---

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

**Roll Call**

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



Village of Bartlett  
Planning and Zoning Commission  
May 1, 2025

---

**(#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.**



Village of Bartlett  
Planning and Zoning Commission  
May 1, 2025

---

**(#18-05) TLE - Devon & Prospect Ave**

Preliminary/Final Plat of Subdivision/PUD,

Preliminary/Final Site/PUD Plan for Phase 1

Preliminary Site/PUD Plans for Phase 2

Special use permits for a Planned Unit Development, restaurant serving liquor, and a drive-through

**PUBLIC HEARING**

**The following exhibits were presented:**

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

**Exhibit D – Written public comment**

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



**Village of Bartlett**  
**Planning and Zoning Commission**  
**May 1, 2025**

---

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



Village of Bartlett  
Planning and Zoning Commission  
May 1, 2025

---

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. Krause** 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 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.



**Village of Bartlett**  
**Planning and Zoning Commission**  
**May 1, 2025**

---

**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



**Village of Bartlett**  
**Planning and Zoning Commission**  
**May 1, 2025**

---

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



**Village of Bartlett**  
**Planning and Zoning Commission**  
**May 1, 2025**

---

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



Village of Bartlett  
Planning and Zoning Commission  
May 1, 2025

---

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



Village of Bartlett  
Planning and Zoning Commission  
May 1, 2025

---

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



Village of Bartlett  
Planning and Zoning Commission  
May 1, 2025

---

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



**Village of Bartlett**  
**Planning and Zoning Commission**  
**May 1, 2025**

---

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

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

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

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



**Village of Bartlett**  
**Planning and Zoning Commission**  
**May 1, 2025**

---

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



Village of Bartlett  
Planning and Zoning Commission  
May 1, 2025

---

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

**B. Hunt** asked, what could go there? What would not decrease property values or cause disruptions and operating at hours that are going to be disruptive to the families. Maybe that could be a medical office. **A. DeAngelis** those are real possibilities for the retail. **B. Hunt** that is not what is being proposed. **A. DeAngelis** there is plenty of retail space. I envision these being service-oriented retail. **B. Hunt** maybe a lawyer or an account could open an office there. **A. DeAngelis** yes. **B. Hunt** something peaceful. When we bought our house there was a big field in the back and I put a nice white fence along the back of our property to separate us from the field because I knew this day may come, but my hope and my understanding was that when the day came what was put there would be something that would not damage the value of our house. When I look in my backyard and I have convenience store or a restaurant that serves alcohol there will be noise. We can hear music from Aldi because there are restaurants down there and they play music. We hear that all the way where we live so we do not want that in our backyard. When I stand in my bedroom and look out, I do see the light at the corner. Something that is going to help quiet that area and bring value 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**



Village of Bartlett  
Planning and Zoning Commission  
May 1, 2025

---

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

**J. Miaso** made a motion to pass along a **positive recommendation** to the Village Board to approve case **(#18-05) TLE at Devon & Prospect Avenue** for a Preliminary/Final Plat of Subdivision/PUD, Preliminary/Final Site/PUD Plan for Phase 1, Preliminary Site/PUD Plans for Phase 2, Special use permits for a Planned Unit Development, restaurant serving liquor, and a drive-through subject to the conditions and findings of fact outlined in the staff report.

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

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

**Roll Call**

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

**The motion carried.**



Village of Bartlett  
Planning and Zoning Commission  
May 1, 2025

---

**(#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



**Village of Bartlett**  
**Planning and Zoning Commission**  
**May 1, 2025**

---

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



**Village of Bartlett**  
**Planning and Zoning Commission**  
**May 1, 2025**

---

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



**Village of Bartlett**  
**Planning and Zoning Commission**  
**May 1, 2025**

---

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



**Village of Bartlett**  
**Planning and Zoning Commission**  
**May 1, 2025**

---

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 Forestiense** 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. Forestiense** 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. Deveaux**

**Seconded by: G. Koziol**

**Motion passed by unanimous voice vote.**

**The meeting was adjourned at 10:05 pm.**