

VILLAGE OF BARTLETT
VILLAGE HALL, 228 S. MAIN STREET
COMMITTEE AGENDA
July 15, 2025

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **TOWN HALL:** (Note: Three (3) minute time limit per person)
4. **STANDING COMMITTEE REPORTS:**
 - A. **BUILDING AND ZONING COMMITTEE, CHAIRMAN HOPKINS**
 1. #2024-18 Kiddie Academy
5. **EXECUTIVE SESSION**
 - A. Executive Session pursuant to Section 2(C)(5) of the Open Meetings Act to discuss the purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussion whether a particular parcel should be acquired, and pursuant to Section 2(C)(11) of the Open Meetings Act to discuss litigation, when an action against, affecting, or on behalf of the public body has been filed and is pending before a court or administrative tribunal
6. **ADJOURNMENT**



Agenda Item Executive Summary

AGENDA ITEM: #2024-18 Kiddie Academy

BOARD OR COMMITTEE: Committee

BUDGET IMPACT

Amount N/A

Budgeted N/A

Fund: N/A

Corresponding Activity Measure: P&Z review

EXECUTIVE SUMMARY

The petitioner is requesting a **Preliminary/Final Plat of Subdivision** for the northwest corner of Fairfax Lane and Army Trail Road. The petitioner is also requesting **site plan approval, variations** to allow parking in the setbacks and a **special use permit** for height to allow the construction of a Kiddie Academy daycare facility on Lot 1.

The petitioner intends to market lot 2 for future development. Stormwater detention is provided on lot 3 for both lots 1 and 2.

ATTACHMENTS (PLEASE LIST)

PDS memo, cover letter, application, location map, subdivision plat, site plan, landscape plan, fence exhibit, elevations, floor plan, Hanover Park letter

RELATIONSHIP TO STRATEGIC PLAN GOAL

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

Short Term (1-3 Years): Routine Complex

Long Term (3-5 Years): Routine Complex

ACTION REQUESTED

- For Discussion Only - To review and forward to the Planning & Zoning Commission for the public hearing
- Resolution
- Ordinance
- Motion

Staff: Kristy Stone, PDS Director

Date: July 8, 2025

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

25-33

DATE: July 8, 2025
TO: Paula Schumacher, Village Administrator
FROM: Brian Krause, Associate Planner *BK*
RE: **(#24-18) Kiddie Academy**

PETITIONER

Adam Bell

SUBJECT SITE

1380 W Army Trail Rd

REQUESTS

**Preliminary/Final Plat of Subdivision
Site Plan approval
Variation to allow parking in the front and side yard
Variation to eliminate perimeter landscaping on western property line of Lot 1
Special use permit for building height**

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Commercial	B-2 PUD
North	Residential – Multi Family	Attached Residential	PD
South	Residential – Single Family*	Suburban Residential*	R-3*
East	Industrial / Commercial**	Civic, Parks / Commercial**	L-1 / B-2**
West	Residential – Single Family	Suburban Residential	PD

*Carol Stream
**Hanover Park

Zoning History

The subject property is zoned B-2 PUD and is located at the northeast corner of Army Trail Rd and Fairfax Ln.

The subject property was annexed in 1973 and rezoned to the B-2 District by Ordinance 1984-67. In 2002, Ordinance #2002-75 granted a special use permit and a site plan approval for a car wash and automotive service station, but this project was never built.

CURRENT DISCUSSION

1. The petitioner is requesting a **Preliminary/Final Plat of Subdivision** of 1380 W Army Trail Rd to resubdivide the parcel into three (3) lots. A new day care facility building is proposed for Lot 1, for which **site plan approval** is requested. Lot 3 provides detention for the site and Lot 2 may be developed in the future.
2. A **variation** is requested to allow for the parking lot to extend into the front and side yards (the south and west property line setbacks) of Lot 1. An additional **variation** is requested to eliminate the landscaping requirement along the side (west) property line of Lot 1, to allow a drive aisle directly along the property line.
3. A **special use permit** for building height is also requested. The maximum allowable height in the B-2 PUD zoning district is 25 feet. The proposed day care center elevations label the average roof peak as 31 feet, 6 inches.
4. The proposed 10,522 square foot daycare include a south facing entry door, with 5 classrooms behind a 4 foot fence that encloses each of the classrooms.
5. The elevations include a stone veneer base, decorative wall sconces, and stone columns by the entrances and corners of the building. The rear elevation matches this style, and includes rooftop mechanicals that are properly screened from view.
6. The daycare facility, operated by Kiddie Academy, is proposed to have 30 employees, with an enrollment of 160 students. Drop-off times are 7:00am – 8:30am, and pick-up times are 4:00pm-5:30pm.
7. The proposed site has two access points, one full access onto Fairfax Lane on the west, and one on the east side to a private drive owned by the Village of Hanover Park. Hanover Park must approve an access easement connecting the eastern curb cut to Army Trail Road, and it will need to be granted and recorded as a condition of approval. An approval letter from the Hanover Park Public Works Department has been attached.
8. The Zoning Ordinance requires 1 parking space per employee for daycare centers. A total of 35 parking spaces are provided, exceeding the projected requirement of 30 spaces.

9. A 6 foot wooden privacy fence is proposed along the north property line of Lot 3. An additional split rail fence has been added along the west property line of Lot 3, between the detention basin and the sidewalk along Fairfax Lane. A 6 foot fence is proposed around the proposed playground on Lot 1. This is in addition to a 4 foot fence that surrounds the daycare center on Lot 1.

RECOMMENDATION

1. The Staff recommends forwarding the application to the Planning and Zoning Commission for review and to conduct the public hearing.
2. Background information is attached for your review.

ab/attachments

General - PDS Team\memos 2025\033_Kiddie Academy_vbc.docx



November 13, 2024

Attn: Kristy Stone

Re: *Development Review Submittal – 1380 Army Trail Rd, Bartlett, IL 60103*

Kristy:

This letter is in reference to the proposed development of a Kiddie Academy in Bartlett, IL. We would appreciate the Village's feedback on our proposed development plan.

Applicant: Core Ventures, LLC

Adam Firsel, its Manager
10 Parkway North Ste. 120
Deerfield, Illinois 60015

Property: 1380 Army Trail Rd, Bartlett, IL 60103

Tax Parcel:
01-23-200-022

Project Description: The proposed development project at 1380 W Army Trail Rd is being submitted for the development of a freestanding Kiddie Academy and a speculative commercial user. Although daycare is expressly permitted through the underlying B-2 Zoning, Core is requesting a variance for frontyard setback relief to allow for the required on-site detention while still providing Kiddie Academy with the prototypical building layout and parking requirements. The intent will be to also subdivide the property per the preliminary Plat of Subdivision to allow for Kiddie Academy to self-maintain their parcel and pay their real estate taxes directly. Kiddie Academy will occupy the eastern portion of the property while the western portion of the site will be available for speculative commercial users. The future subdivided parcels will operate under a declaration that will allow the property to operate as one contiguous development with a cross access easement in place. Each parcel owner responsible for their own maintenance and tax responsibilities.

Kiddie Academy is a first-rate early childhood education facility. This location will be operated by a franchisee that owns and manages 11 other locations throughout the Chicagoland area. Once the Kiddie Academy is announced and under construction, Core believes that the remaining land will be appealing to other commercial users such as coffee, quick-service restaurants, medical, and general retailers.

Legal Description: THAT PART OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF FAIRFAX COMMONS CONDOMINIUMS (RECORDED AS DOCUMENT NUMBER R96-143113); THENCE SOUTH 02 DEGREES 47 MINUTES 15 SECONDS EAST, ALONG THE EAST LINE OF SAID FAIRFAX COMMONS CONDOMINIUM EXTENDED, 290.95 FEET TO THE NORTH RIGHT OF WAY LINE OF ARMY TRAIL ROAD (AS DEDICATED BY DOCUMENT NUMBER 453487); THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF ARMY TRAIL ROAD, BEING A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 9499.34 FEET, AN ARC DISTANCE OF 407.28 FEET AND A CHORD BEARING NORTH 81 DEGREES 41 MINUTES 32 SECONDS WEST, TO THE EAST RIGHT OF WAY LINE OF FAIRFAX LANE (AS DEDICATED BY DOCUMENT NUMBER R90-048763); THENCE NORTH 09 DEGREES 55 MINUTES 27 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 245.64 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, BEING A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 48.05 FEET AND A CHORD BEARING NORTH 19 DEGREES 06 MINUTES 10 SECONDS EAST; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, NORTH 28 DEGREES 16 MINUTES 47 SECONDS EAST, TANGENT TO THE LAST DESCRIBED COURSE, 6.62 FEET TO THE SOUTH LINE OF SAID FAIRFAX COMMONS CONDOMINIUMS; THENCE SOUTH 61 DEGREES 43 MINUTES 13 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 101.15 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE. SOUTH 86 DEGREES 48 MINUTES 24 SECONDS EAST, 238.99 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING NORTH OF THE NORTH LINE OF PROPERTY DESCRIBED BY TRUSTEE'S DEED RECORDED MAY 11, 1989 AS DOCUMENT NUMBER R89-055509, IN DUPAGE COUNTY, ILLINOIS.

Sincerely,

Adam Firsel - Manager
Core Huntley, LLC

CC:
Brad Joseph
Adam Bell



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only

Case # _____

(A letter Summary)

PROJECT NAME Kiddie Academy

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Adam Bell

Street Address: 10 Parkway North, Ste 120

City, State: Deerfield, IL

Zip Code: 60015

Email Address: abell@coreacq.com

Phone Number: 224-470-2211

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

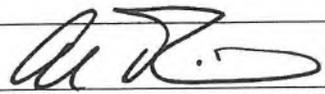
Name: Core Ventures, LLC

Street Address: 10 Parkway North, Ste 120

City, State: Deerfield, IL

Zip Code: 60015

Phone Number: 224-470-2211

OWNER'S SIGNATURE:  **Date:** 11.15.2024

(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.) Purchase and Sale Agreement showing Core Ventures, LLC as contract purchaser included with application.

ACTION REQUESTED (Please check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Text Amendment |
| <input type="checkbox"/> PUD (preliminary) | <input type="checkbox"/> Rezoning _____ to _____ |
| <input type="checkbox"/> PUD (final) | <input checked="" type="checkbox"/> Special Use for: <u>Building Height over 25'</u> |
| <input type="checkbox"/> Subdivision (preliminary) | <input checked="" type="checkbox"/> Variation: <u>Lot Line Setbacks (Front and side yard), parking in the front and yard setback, and elimination of perimeter landscaping along the new western property line</u> |
| <input checked="" type="checkbox"/> Subdivision (final) | |
| <input checked="" type="checkbox"/> Site Plan (please describe use: commercial, industrial, square footage): <u>Commercial use, 10,522 sf building</u> | |
| <input type="checkbox"/> Unified Business Center Sign Plan | |
| <input type="checkbox"/> 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: 1380 Army Trail Rd, Bartlett, IL 60103

Property Index Number ("Tax PIN"/"Parcel ID"): 0123200022

Zoning: Existing: B-2
(Refer to Official Zoning Map)

Land Use: Existing: VACANT

Proposed: B-2

Proposed: Kiddle Academy and commercial user

Comprehensive Plan Designation for this Property: Commercial
(Refer to Future Land Use Map)

Acreage: 2.50 AC

For PUD's and Subdivisions:

No. of Lots/Units: 2

Minimum Lot: Area Per Plat of Subdivision Width Depth

Average Lot: Area Width Depth

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

Attorney Jessica Cooper
10 Parkway North Boulevard, Suite 110, Deerfield, IL 60015
847-582-9916
jcooper@firsross.com

Engineer Jared Placek
One Overlook Point, Suite 290, Lincolnshire, IL 60069
847-325-7234
jplacek@manhard.com

Other Jim Mikulski
2803 Butterfield Road, Suite 340, Oak Brook, IL 60523
312-795-1245 ext. 269
jmikulski@pfdainc.com

FINDINGS OF FACT (Standards)

The Village of Bartlett Zoning Ordinance requires that certain findings of fact, or standards, must be met before a special use permit, variation, site plan or planned unit development may be granted. Each application for a hearing before the Planning & Zoning Commission for a special use, variation, site plan or planned unit development must address the required findings of fact for each particular request. The petitioner should be aware that he or she must present specific testimony at the hearing with regards to the findings. **(On the following pages are the findings of fact, or standards, to be met. Please respond to each standard, in writing, as it relates to the case.)**

****PLEASE FILL OUT THE FOLLOWING FINDINGS OF FACT AS THEY
RELATE TO YOUR PETITION****

Findings of Fact for **Site Plans**: Pages 4-5
Findings of Fact for **Planned Unit Developments**: Pages 6-9
Findings of Fact for **Special Uses**: Page 10
Findings of Fact for **Variations**: Pages 11-12

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.

Yes, the use is permitted under the zoning code

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

Yes, the site plan is compatible with the adjacent land uses

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.

Yes, the proposed traffic circulation is safe and efficient

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

Yes, there are adequate pedestrian walk-ways

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)

Yes

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

Yes

FINDINGS OF FACT FOR SPECIAL PERMIT

Both the Planning & Zoning Commission and Village Board must decide if the requested Special Use meets the standards established by the Village of Bartlett Zoning Ordinance. The Planning & Zoning Commission shall make findings based upon evidence presented on the following standards:

(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Planning & Zoning Commission and Village Board to review.)

1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

The proposed Kiddie Academy provides essential childcare and early childhood education services, enhancing community convenience, meeting local family needs, and contributing positively to the neighborhood's general welfare.

2. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

The requested height variance is minimal and solely for a small architectural feature, with most of the roof remaining under the allowed 25-foot limit. This design is consistent with Kiddie Academy's brand-standard architecture, poses no adverse impacts on health, safety, or community welfare, and will not negatively affect local property values.

3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

The special use and minimal height variance requested fully comply with the applicable regulations outlined by the Village and will adhere strictly to all conditions established by the Village Board of Trustees.

Please refer to Chapter 13 for additional Findings of Fact for Proposed Cannabis Uses.

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.

Regular regulations would prevent inadequate room for essential elements like the prototype building footprint, parking, safe vehicular parking/circulation, and stormwater detention, leading to an unavoidable encroachment on the lot line.

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.

The limited space on this property necessitates encroachment on the lot line to accommodate national Kiddie Academy building footprint and required parking.

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

The purpose of the requested variation is solely to accommodate the essential spatial requirements for constructing the building, parking, and stormwater detention on the property, not to increase the property's financial value.

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 arises from the spatial limitations imposed by the zoning regulations, specifically the setback requirements, and was not created by any actions or modifications made by the current property owner.

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.

Granting the variation will support the development of a daycare that provides a valuable service to the community by offering convenient early childhood education and care, which enhances local welfare without negatively impacting neighboring properties or improvements.

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 impede the supply of light and air to neighboring properties, increase street congestion, elevate fire risk, endanger public safety, or diminish property values within the adjacent 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.

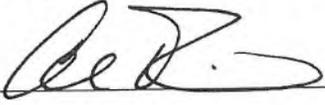
Granting the requested variance will not provide any special privilege to the applicant, as it is solely intended to address the unique spatial constraints necessary for the property's development.

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: ~~Adam~~ Adam Finsel

DATE: 11.15.2024

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

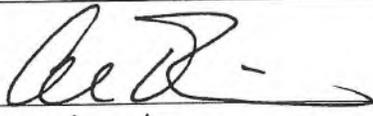
The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed 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: Core Ventures, LLC

ADDRESS: 10 Parkway North, Ste 120
Deerfield, IL 60015

PHONE NUMBER: 321-881-6491

EMAIL: afinsel@coreacq.com

SIGNATURE: 

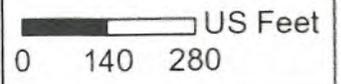
DATE: 11/15/24

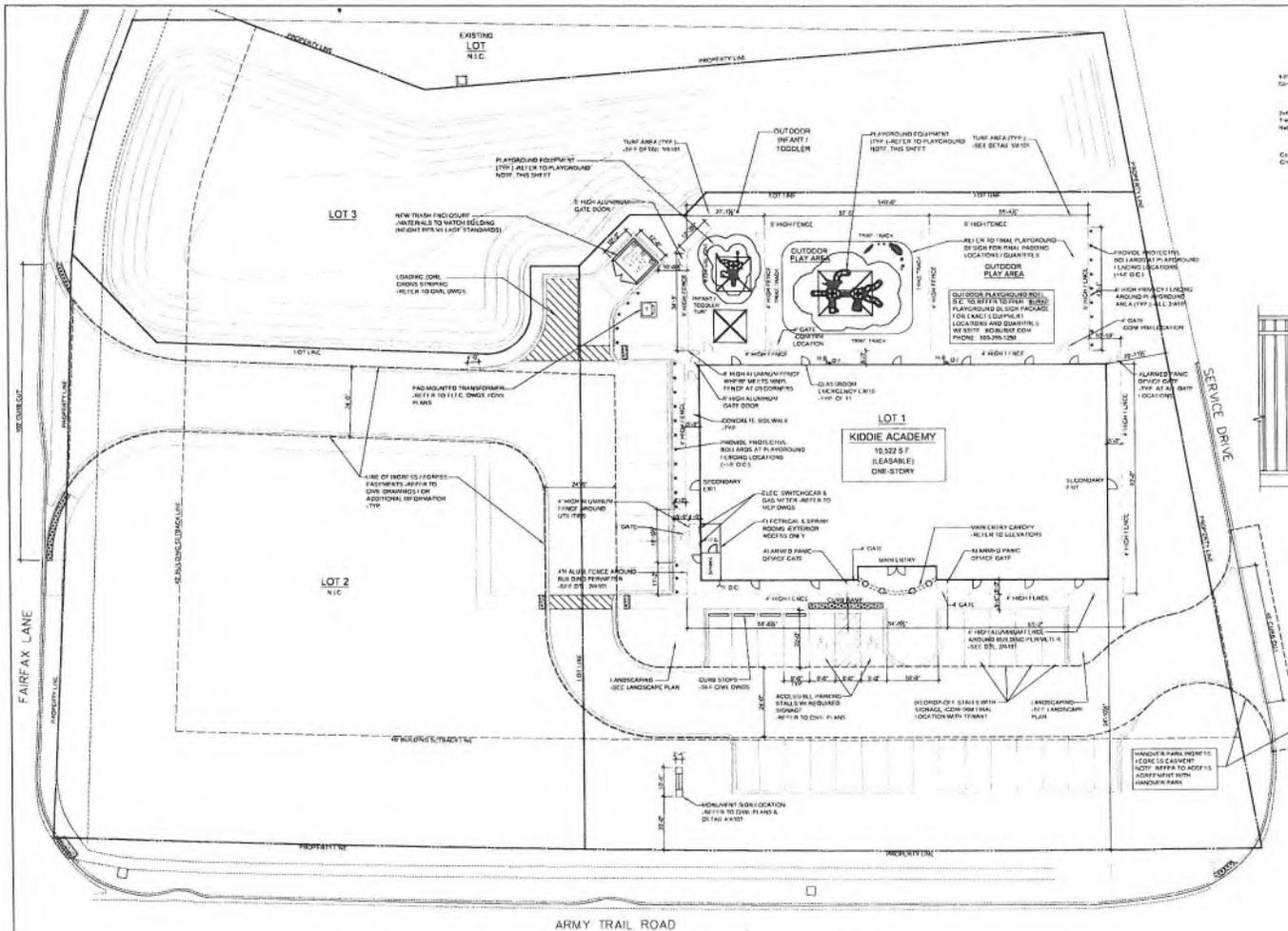


Created by Bartlett GIS
June 2025

NE Corner of Army Trail & Fairfax

PIN #s 01-23-200-022 &
01-23-200-016





REFERENCE SITE PLAN
SCALE: 1/8" = 1'-0"

BUILDING AREA PROPOSED:

BUILDING: 10,522 S.F.

BUILDING AREA ALLOWED:

CONSTRUCTION TYPE V-B / USE GROUP I'E

SPRINKLER INCREASE:
S1 (SINGLE STORY) - 38,000 S.F.

SITE DATA:

ZONING DISTRICT: B2

PARKING REQUIRED: 75 SPACES
PARKING PROVIDED: 35 SPACES

MAX F.A.R. = 0.4
PROPOSED F.A.R. = 10,522 S.F. / 49,309 S.F. = 0.213

REQUIRED FRONT AND CORNER YARD = 4'
REQUIRED SIDE YARD = 15'
REQUIRED REAR YARD = 20'

NOTE: REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION

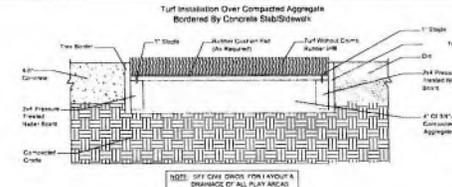
GENERAL NOTE:

REFER TO SPECIFICATIONS' SHEETS FOR ADDITIONAL INFORMATION

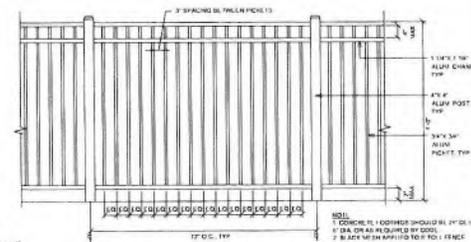
STREET ADDRESS NOTE:

STREET ADDRESS NUMBERS SHALL BE PLACED ON THE BUILDING AND IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE SIZE OF THE NUMBERS SHALL BE AS FOLLOWS BASED ON THE BUILDING'S DISTANCE FROM THE PROPERTY LINE:

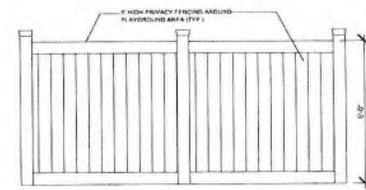
- A. NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES HIGH FOR BUILDINGS LOCATED LESS THAN FIFTY (50) FEET FROM THE PROPERTY LINE.
- B. NUMBERS SHALL NOT BE LESS THAN NINE (9) INCHES HIGH FOR BUILDINGS LOCATED BETWEEN FIFTY ONE (51) AND SEVENTY FIVE (75) FEET FROM THE PROPERTY LINE.
- C. NUMBERS SHALL NOT BE LESS THAN FIFTEEN (15) INCHES HIGH FOR BUILDINGS LOCATED OVER SEVENTY SIX (76) FEET FROM THE PROPERTY LINE.
- D. NUMBERS PLACED ON THE REAR OF A BUILDING SHALL BE A MINIMUM OF SIX (6) INCHES HIGH.



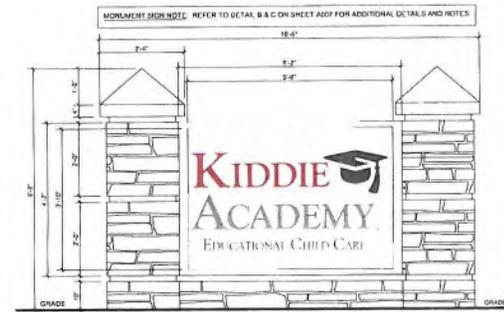
1 TURF SOFT SURFACE DETAIL
SCALE: N.T.S.



2 4'-0" FENCING ELEVATION
SCALE: N.T.S.



3 6'-0" FENCING ELEVATION
SCALE: N.T.S.



4 INTERNALLY ILLUMINATED TWO-SIDED MONUMENT SIGN
SCALE: 3/4" = 1'-0"



2803 BUTTERFIELD RD.
SUITE 340
OAK BROOK, IL 60523
TEL: (312) 795-1245
FAX: (312) 795-1123

OWNER:



CORE ACQUISITIONS, LLC
10 PARKWAY NORTH
SUITE 130
DEERFIELD, IL 60015

PROJECT:

PROPOSED
KIDDIE ACADEMY
1385 ARMY TRAIL RD.
BARTLETT, IL 60103

SHEET TITLE:
SITE PLAN
AND DETAILS

NO.	DATE	DESCRIPTION
01	01/20/24	FINAL COORDINATION
02	01/22/24	FINAL COMMENTS
03	01/23/24	UPDATES
04	01/23/24	FOR REVIEW
05	01/23/24	DESCRIPTION

COPYRIGHT © PFDA, INCORPORATED
ALL DRAWING AND WRITTEN INFORMATION
APPEARING HEREIN SHALL NOT BE
REPRODUCED, COPIED, OR OTHERWISE
TRANSMITTED IN ANY FORM OR BY ANY
MEANS, WITHOUT WRITTEN CONSENT
FROM PFDA, INCORPORATED

DRAWN BY: CHS/CHS/DF

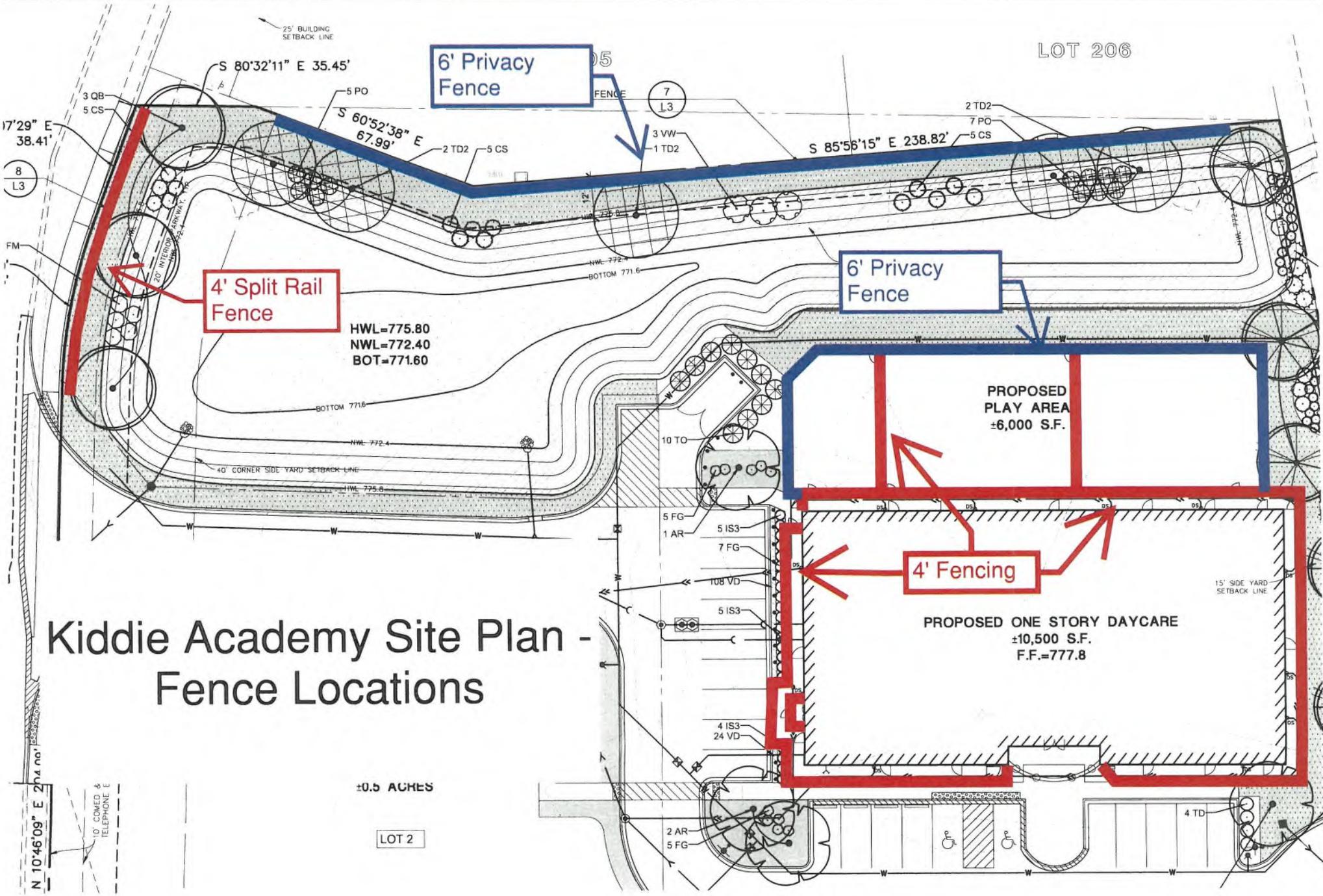
CHECKED BY:

DATE:

SHEET:

A101

JOB NO. 24079



Kiddie Academy Site Plan - Fence Locations

±0.5 ACRES

LOT 2

N 10°46'09" E 204.40'

10' CROWNED & TELEPHONE E

LOT 206

6' Privacy Fence

4' Split Rail Fence

6' Privacy Fence

4' Fencing

PROPOSED PLAY AREA
±6,000 S.F.

PROPOSED ONE STORY DAYCARE
±10,500 S.F.
F.F.=777.8

17'29" E 38.41'

8 L3

FM

S 80°32'11" E 35.45'

5 PO

S 60°52'38" E 67.99'

2 TD2 5 CS

05

FENCE

7 L3

3 VW 1 TD2

S 85°56'15" E 238.82'

2 TD2

7 PO

5 CS

HWL=775.80
NWL=772.40
BOT=771.60

BOTTOM 771.6

NWL 772.4

40' CORNER SIDE YARD SETBACK LINE

HWL 775.6

10 TO

5 FG

1 AR

5 IS3

7 FG

108 VD

5 IS3

4 IS3

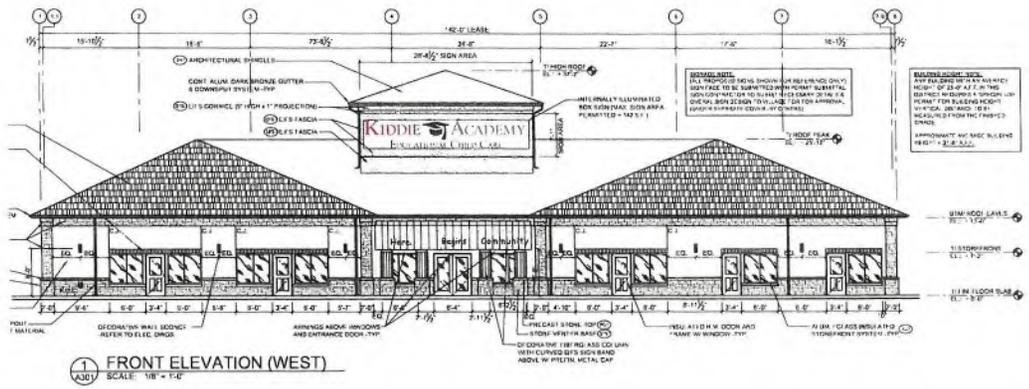
24 VD

2 AR

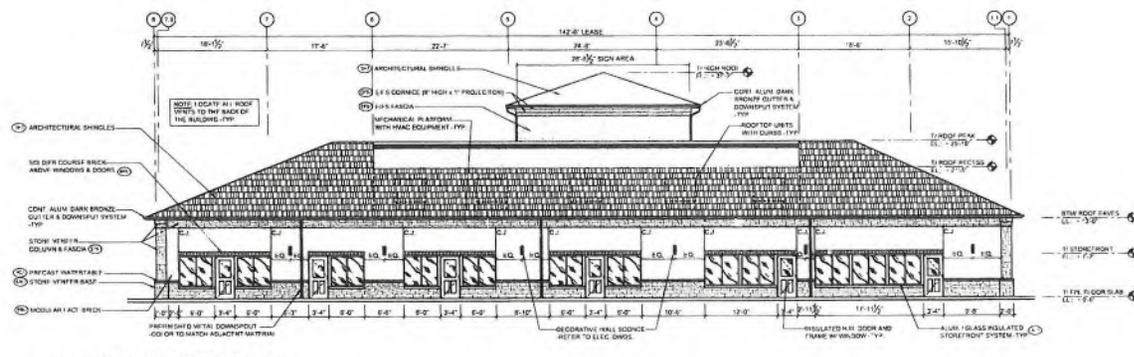
5 FG

4 TD

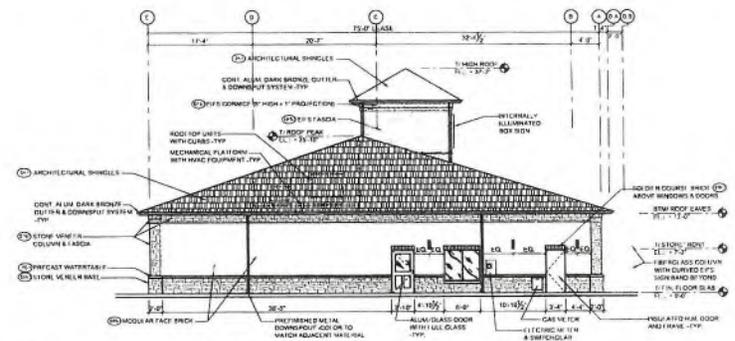
15' SIDE YARD SETBACK LINE



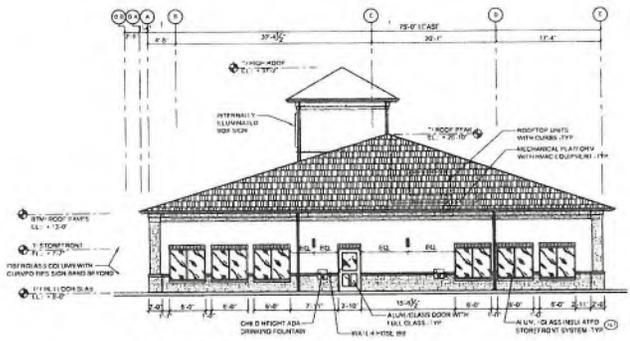
1 FRONT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

DISCRIPTION	UNIT	QTY
BR-1	100	100
BR-2	100	100
BR-3	100	100
BR-4	100	100
BR-5	100	100
BR-6	100	100
BR-7	100	100
BR-8	100	100
BR-9	100	100
BR-10	100	100
BR-11	100	100
BR-12	100	100
BR-13	100	100
BR-14	100	100
BR-15	100	100
BR-16	100	100
BR-17	100	100
BR-18	100	100
BR-19	100	100
BR-20	100	100
BR-21	100	100
BR-22	100	100
BR-23	100	100
BR-24	100	100
BR-25	100	100
BR-26	100	100
BR-27	100	100
BR-28	100	100
BR-29	100	100
BR-30	100	100
BR-31	100	100
BR-32	100	100
BR-33	100	100
BR-34	100	100
BR-35	100	100
BR-36	100	100
BR-37	100	100
BR-38	100	100
BR-39	100	100
BR-40	100	100
BR-41	100	100
BR-42	100	100
BR-43	100	100
BR-44	100	100
BR-45	100	100
BR-46	100	100
BR-47	100	100
BR-48	100	100
BR-49	100	100
BR-50	100	100
BR-51	100	100
BR-52	100	100
BR-53	100	100
BR-54	100	100
BR-55	100	100
BR-56	100	100
BR-57	100	100
BR-58	100	100
BR-59	100	100
BR-60	100	100
BR-61	100	100
BR-62	100	100
BR-63	100	100
BR-64	100	100
BR-65	100	100
BR-66	100	100
BR-67	100	100
BR-68	100	100
BR-69	100	100
BR-70	100	100
BR-71	100	100
BR-72	100	100
BR-73	100	100
BR-74	100	100
BR-75	100	100
BR-76	100	100
BR-77	100	100
BR-78	100	100
BR-79	100	100
BR-80	100	100
BR-81	100	100
BR-82	100	100
BR-83	100	100
BR-84	100	100
BR-85	100	100
BR-86	100	100
BR-87	100	100
BR-88	100	100
BR-89	100	100
BR-90	100	100
BR-91	100	100
BR-92	100	100
BR-93	100	100
BR-94	100	100
BR-95	100	100
BR-96	100	100
BR-97	100	100
BR-98	100	100
BR-99	100	100
BR-100	100	100

DISCRIPTION	UNIT	QTY
BR-1	100	100
BR-2	100	100
BR-3	100	100
BR-4	100	100
BR-5	100	100
BR-6	100	100
BR-7	100	100
BR-8	100	100
BR-9	100	100
BR-10	100	100
BR-11	100	100
BR-12	100	100
BR-13	100	100
BR-14	100	100
BR-15	100	100
BR-16	100	100
BR-17	100	100
BR-18	100	100
BR-19	100	100
BR-20	100	100
BR-21	100	100
BR-22	100	100
BR-23	100	100
BR-24	100	100
BR-25	100	100
BR-26	100	100
BR-27	100	100
BR-28	100	100
BR-29	100	100
BR-30	100	100
BR-31	100	100
BR-32	100	100
BR-33	100	100
BR-34	100	100
BR-35	100	100
BR-36	100	100
BR-37	100	100
BR-38	100	100
BR-39	100	100
BR-40	100	100
BR-41	100	100
BR-42	100	100
BR-43	100	100
BR-44	100	100
BR-45	100	100
BR-46	100	100
BR-47	100	100
BR-48	100	100
BR-49	100	100
BR-50	100	100
BR-51	100	100
BR-52	100	100
BR-53	100	100
BR-54	100	100
BR-55	100	100
BR-56	100	100
BR-57	100	100
BR-58	100	100
BR-59	100	100
BR-60	100	100
BR-61	100	100
BR-62	100	100
BR-63	100	100
BR-64	100	100
BR-65	100	100
BR-66	100	100
BR-67	100	100
BR-68	100	100
BR-69	100	100
BR-70	100	100
BR-71	100	100
BR-72	100	100
BR-73	100	100
BR-74	100	100
BR-75	100	100
BR-76	100	100
BR-77	100	100
BR-78	100	100
BR-79	100	100
BR-80	100	100
BR-81	100	100
BR-82	100	100
BR-83	100	100
BR-84	100	100
BR-85	100	100
BR-86	100	100
BR-87	100	100
BR-88	100	100
BR-89	100	100
BR-90	100	100
BR-91	100	100
BR-92	100	100
BR-93	100	100
BR-94	100	100
BR-95	100	100
BR-96	100	100
BR-97	100	100
BR-98	100	100
BR-99	100	100
BR-100	100	100



2803 BUTTERFIELD RD.
SUITE 340
OAK BROOK, IL 60523
TEL: (312) 795-1245
FAX: (312) 795-6123

OWNER:



CORE ACQUISITIONS, LLC
10 PARKWAY NORTH
SUITE 120
DEERFIELD, IL 60015

PROJECT:



1330 ARMY TRAIL RD.
BARTLETT, IL 60103

SHEET TITLE:
EXTERIOR ELEVATIONS

NO.	DATE	DESCRIPTION
1	10/24/23	ISSUE FOR PERMITS
2	11/23/23	ISSUE FOR PERMITS
3	11/23/23	FOR REVIEW
4	11/23/23	FOR REVIEW

ED/PHOTO - PFA, INCORPORATED
ALL DRAWING AND WRITTEN INFORMATION
HEREIN SHALL NOT BE
REPRODUCED, COPIED, OR OTHERWISE
TRANSMITTED IN ANY FORM OR BY ANY
MEANS, WITHOUT WRITTEN CONSENT.

DRAWN BY: CHC/CD/BJ

SHEET:
A301

JOB NO. 24079



Village of Hanover Park Public Works

Public Works Facility
2041 West Lake Street, Hanover Park, IL 60133
630-823-5700 tel 630-823-5704 fax

hpil.org

Village President
Rodney S. Craig

Village Clerk
Kristy Merrill

Trustees
Troy Albuck
Yasmeen Bankole
Jenni Broccolino
Liza Gutierrez
Jon Kunkel
Herb Porter

Village Manager
Juliana A. Maller

May 22, 2025

Kimberly Klawans, PE
Project Manager – Manhard Consulting
1 Overlook Point, Suite 290
Lincolnshire, IL 60069

Re: Kiddie Academy (1380 and 28W102 Army Trail Road)
Village of Hanover Park Approval

Dear Ms. Klawans,

The Village of Hanover Park has reviewed the documents submitted for the subject project for compliance with the Village of Hanover Park code. We received the following information:

- Final Plat of Subdivision for Kiddie Academy, 1380 and 28W102 Army Trail Road, prepared by Manhard Consulting, dated April 15, 2025.
- Final Engineering Plans for Kiddie Academy, 1380 and 28W102 Army Trail Road, prepared by Manhard Consulting, dated April 29, 2025.

We approve of site access via the Village of Hanover Park's roadway, Service Drive, pending compliance with the following.

- No welded wire fabric, mesh, and/or bars shall be used in the portion of the east apron that is in the Village of Hanover Park's right-of-way.
- The width of the pavement patch on Service Drive adjacent to the new curb being installed shall be decided in the field with the Village of Hanover Park Engineering Division.
- The I&E Easement should end at the east property line since the property east of the east property line is owned by the Village of Hanover Park.

Our review was limited to site grading, paving, and drainage utilities. The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.

Sincerely,

Karla Bastien, P.E.
Assistant Village Engineer

Cc: Nick Talarico, Village of Bartlett, Village Engineer