



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

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

- I. Call to Order
- II. Roll Call
- III. Approval of the July 3, 2025 Planning & Zoning Commission meeting minutes
- IV. Public Forum (comments may be emailed in advance to planningdivision@bartlett.il.gov)
- V. **(#24-18) Kiddie Academy – 1380 W Army Trail Rd**
Preliminary/Final Plat of Subdivision
Site Plan Approval (Lot 1)
Variation to allow parking in the front and side yard (Lot 1)
Variation to eliminate perimeter landscaping on western property line (Lot 1)
Special Use Permit for building height
PUBLIC HEARING
- VI. New Business/Old Business
- VII. Adjournment



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

Roll Call

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

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

Approval of Minutes

A motion was made to approve the May 1, 2025 meeting minutes.

Motioned by: B. Bucaro
Seconded by: A. McSwane

Roll Call

Ayes: B. Bucaro, J. Miaso, A. McSwane, J. Kapadoukakis, M. Werden
Nays: None
Abstain: M. Sarwas

The motion carried.

Public Forum

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



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(#25-05) Nova 2 - Northwest Corner Miles Pkwy and W Bartlett Road

Amendment to the Planned Unit Development (Blue Heron Business Park)

Site Plan (Nova 2)

PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

A. Barna stated that the petitioner is requesting to change the development designation of the subject property in the PUD from Development Area 4, which is commercial, to Development Area 3 to allow for the office/warehouse with truck servicing fire and distribution. The site plan shows that there will be truck servicing on the north end with tire distribution on the south end of the building. The landscaping on the south property line meets the W. Bartlett Road Corridor Plan for the Western Gateway. **M. Werden** asked, will access only be on Miles Parkway? **A. Barna** correct.

The petitioners, **Dean Kelley**, Abbot Land and Investment Corp, 2250 Southwind Blvd, Bartlett and **Pavlo Vayda**, Nova II LLC, 484 Miles Parkway, Bartlett, came forward and were sworn in by **M. Werden**. **D. Kelley** stated that this is the last lot in Blue Heron Business Park. The previous development, Alan Horticulture is across the street to the east and that building is up and looks great. This building would be made with precast and would look very similar to the building on the east side of Miles Parkway. This is the second building that **P. Vayda** is going to build in Blue Heron. He has a facility at the far northwest corner that was constructed a couple of years ago. We are asking for rezoning. It has been asked before if there has been any commercial interest and there has not been any commercial interest here. That was also the case when we requested to rezone a portion of the site for Alan Horticulture. We do have brokers that were marketing this, but it is not a retail site. This would make the park 100 percent industrial. Those are the reasons for our request for rezoning and we think it is a very good use. It would be a nice completion to the park. **M. Werden** asked, was that part of the problem with delays? **K. Stone** it is because Kane County will not allow direct access to W. Bartlett Road from this lot and that made the lot less desirable for commercial or retail uses. **M. Werden** that makes sense because that could be a problem at the intersection. **B. Bucaro** I do have a question about the truck access. I understand that the access to service bays with the 3 lanes comes off Miles Parkway and supply truck servicing the rest of the building would come in from the upper left and that is an in and out access. **D. Kelley** the inbound from Miles Parkway has 3 drive-through bays and that is where the tire servicing will occur. They are not anticipating a large number of trucks. It would be 6 to 8 trucks a day. It would not be a big traffic generator. To the west, there are overhead doors and docks and that is where the truck traffic will enter and exit from the north.

M. Werden opened the public hearing. No one from the public came forward.

J. Miaso made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#25-05) Nova 2** for an Amendment to the Planned Unit Development (Blue Heron Business Park) and a Site Plan for Nova 2 subject to the conditions and findings of fact outlined in the staff report.



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

M. Werden closed the public hearing.

Roll Call

Ayes: B. Bucaro, J. Miaso, A. McSwane, J. Kapadoukakis, M. Sarwas, M. Werden

Nays: None

The motion carried.



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(#25-06) AJB Polish Deli – 879 S Route 59

Variance to allow full coverage window signage

PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

Exhibit D – Letter from Resident

The petitioner, **Jolanta Zajkowski**, AJB Police Deli II, Inc 879 S Route 59, Bartlett and the petitioner's attorney, **Michael Kelly** 118 Bartlett Ave, Bartlett were sworn in by **M. Werden**. **M. Kelly** stated, most of you have seen or gone into the Polish deli. The deli has been there for over 10 years. The sunlight from the west is brutal making it impossible for them to operate the business. They have tried numerous ways to block the sun. Finally, they had very beautiful images painted on the windows that cost approximately \$8,000 and they are very nice. Those images stopped the sun from coming in and allowed them to put dry goods along the windows. They only have 1,200 square feet and that allows them to utilize the entire space. If they did not have the windows blocked off, they could not operate the business because the sun is so brutal. If you have ever been in Taylor Street Pizza, you can hardly stand inside when the sun is out in the afternoon. This window covering has been there for 8 years. Over that course of time, various people from Village actually interviewed Jolanta and put that on social media so it has been right out there and everyone has known this is there. It has worked well. There has never been a complaint from anyone in the neighborhood that we are aware of. Instead, there have been compliments. The windows are not only beautiful and attractive because that is what they sell, but it allowed her to keep her business going. She still works every day, 10 hours a day. She worked through COVID. She depends on this business for her livelihood and if the pictures have to be removed, she will not be able to keep the business. We know that there are requirements for variations. This is unique and if these windows are not covered, the business will close. The window coverings have been there for over 8 years and there have never been any problems. I know that there are businesses that the Village rightfully worries about what goes on inside those businesses for the public welfare, but these doors are open when the business is open. It is a deli and they utilize every square inch. This does not have any impact for light or air for the adjoining properties. There is no special privilege attached to this for something that has never been there and for whatever reason, the Village came up with this ordinance. Their nice little business fell into this spot where the Village has this ordinance and now it covers this business, which is tailor made for a variation. We received a letter this afternoon and would like to read it into the record. The letter is from Maggie Lesniewski and states *"To Whom It May Concern, I Maggie Lesniewski, a resident of Bartlett at 1070 Dartmouth Drive, agrees for the AJB Polish Deli to display pictures of food in their windows. They are an amazing family, hard-working, and are part of the community. The quality of food is great and I've been a customer for the past ten years. I cannot imagine grocery shopping without them in Bartlett."* That is an unsolicited letter. I do not know who this person is and Jolanta does not know either, but this is very complimentary. We sent out 44 letters and did not hear any complaints whatsoever. **M. Werden** asked, has the sun faded what has been installed on the window? **M. Kelly** no, it has not faded. These signs cost \$8,000 about 8 years ago. They did a really nice job. **M. Werden** did staff receive any phone calls or emails for this case?



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A. Barna we did receive a number of calls all of which were apathetic about the variance except for one, which was against approval of the variance. **M. Sarwas** asked, was this ordinance in place before the deli opened and we just never enforced it? **K. Stone** the petitioner never applied for a permit for the signage. We first found out about this when someone else came in to apply for a permit and we told them that we have a maximum percentage that is allowed. That petitioner cited other business that had it. This has come up periodically. Dog Father had filming many years ago and that had to be removed. There have been a few locations that have complied with our regulations and reduced the percentage. Typically, it is window film that needs to be removed. Per our sign ordinance and to be in accordance with the constitution, we cannot deny signage based on content and that is why it is a percentage requirement. It is not what the signs say or what is on the signage. **M. Werden** I think part of that is for safety. There have been other businesses where there was prostitution going on and we did not want that shielded. We wanted people to see where there are cash transactions going on and to make sure they are not being held up. This is unusual in that it is predominantly pictures of food and people are not trying to read the sign as they go by. There are several windows there that have full window displays and you cannot even tell that it is glass. **K. Stone** there are a number of businesses in town that are currently going through the code enforcement process. This is the first time someone has actually come in and filled out the variance application. There are other businesses that have been cited. **M. Werden** it is commendable that the petitioner is going through the process to ask for the variance. **B. Bucaro** asked, has there ever been a variance previous to this for coverage in a similar manner? **K. Stone** this is the first business that has gone through this process. The Village Board started to look at our sign ordinance regulations about 2 years ago. During COVID, we were directed not to enforce the window signage percentage because we wanted to help the businesses as much as we could thinking that it would be a temporary solution. When the board looked at the regulation, they still thought that it was important that it be reviewed and that the businesses go through the variation process as opposed to us eliminating that regulation. **B. Bucaro** are there other remedies that would be acceptable like blinds to pull down in the afternoon? **K. Stone** if there is no advertisement, it is not considered a sign. If there was solid tinting on the windows or a film that did not have any advertisement or if there were blinds, the Village does not regulate that. It is because this is signage. **B. Bucaro** I do not feel that this is unique. All of the businesses on that side have the same problem. It is unique that it is a Polish deli, but the basic problem is not unique to this location because the sun and heat affects all of the business in the strip mall. Across the street, they face east and get the morning sun. The deli has food and that may be somewhat unique, but there is a 7-Eleven on Prospect and Devon Avenues that faces west which has food. My concern is setting a precedence. We have an ordinance that has been in effect for years and now if we grant this variance, I just see this opening up an undesirable potential effect. There are other remedies. If a permit had been pursued 8 years ago, you would not have spent the money because the Village would have said you cannot do the signs. You could have done tinting or blinds. I think that there are other remedies without asking for a variance. **M. Sarwas** I have a business and have had to deal with that sun and it is just obnoxious. You cannot function when you have people up front. If we allow blinds and other things that would block the vision, I am not sure what the harm would be having signage. If the major concern is not that you cannot see through the window, but that the window has advertising on it as opposed to just being blacked out, then I feel like we are doing more harm by not granting the variance knowing that it is going to cause a long-standing, small business in our community financial harm. **B. Bucaro** I do see the potential for any business in town to have what they deem they need for their sign and I think that just



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becomes a nightmare. **M. Sarwas** how has the Village handled past issues with the massage establishments where we have different concerns with them blocking out the windows that is not signage. Are they allowed to block out the windows? **K. Stone** massage establishments have their own set of regulations as part of their license and one of those is that they cannot have their blinds closed. We have to be able to see inside those facilities at all times. **M. Sarwas** my concern would be that I would want to maintain that protection for the Village. I am not opposed to any business have signage covering the window as long as it is not disruptive to the community. **M. Werden** I think Michelle brings up a good point. This is unique. They are not changing this signage every week because of sales going on. Driving by this, you would not be distracted. I think it is aesthetically pleasing. **J. Miaso** the petitioner does need to block the sun and has food stored there. That is a hardship to have the windows open. They do need the variance to maintain what they have. The signage is not offensive and does not distract anyone. No one has complained about the signs. **M. Sarwas** I think the fact they have food; there is a different level of concern because of the added heat near the window. There could be a difference in temperature and you could have food that is perishable. It is a small space and there is only so much room to work with. I do think this is a reasonable request. **J. Kapadoukakis** I think in food service, it is very important. Just the perception of it, as a customer, I will not go into a business if I see sun hitting a bakery case or a food case.

M. Werden opened the public hearing.

Konrad Wazny 67 Chestnut Ct, Elgin stated my family has been shopping at AJB Deli for the last 10 years. As Polish immigrants, this is a staple for the Polish community. Any time we need goods or have family in town, that is the first place we go. It is nice to have a place to get our familiar favorites when we have family coming in from out of town. Working previously as a window film installer and graphics installer, I know these applications are significantly helpful to businesses that are not only storing food items but other perishable items. These are imported items and are more delicate. These applications are quite expensive, but they offer much more protection against UV radiation than traditional window films. Ceramic window films offer a good amount of IR rejection, but they do not eliminate all of it as sunlight still seeps through. The opaque coverings will eliminate more than a sufficient amount of sunlight to maintain the quality of product that is for sale. As a customer and as a member of the community, I believe the signs should remain as they are.

Jullan Jarmula 29W780 Schick Road, Bartlett said my family has been shopping at AJB Polish Deli for 10 years. We cook and eat Polish food every day and the deli has been very important. I think going after them and this display especially considering that it does block the UV radiation, which is the main concern, but it is also esthetically pleasing and very nice. Considering that COVID was just 5 years ago and a lot small businesses are struggling still; it is very important to uplift small businesses instead of going after them and making it more difficult for them to function. As immigrants, we are in this country trying to have a better life and that is exactly what they are trying to do. Comparing this deli to a 7-Eleven is not a fair comparison because 7-Eleven is a large chain and they have more money to redesign their windows as they please. This is a very small Polish deli and redesigning the windows would put them out of business. I would ask this committee to consider this application to allow the window signage to remain.



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Janusz Jarmula 29W780 Schick Road, Bartlett I have been shopping at the deli for 10 years. Very often, the door is wide open and when you are walking by, you can see what is going on inside. I do not see a problem with the design on the window. The deli has great Polish and European food. I think it is a great opportunity to have this store in our community.

M. Sarwas I would hate for anyone to feel like the Village would come after a small business and rather understand that there should have been a permit in place when the window signs were first installed and there was not. This is a matter of trying to correct that and be fair to everyone so that we do not have businesses that try to do things that are damaging to the community. We have the variance process to allow a reasonable request and the Village is not coming after a small business.

M. Sarwas made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#25-06) AJB Polish Deli, 879 S Route 50** for a variance to allow full coverage window signage subject to the conditions and findings of fact outlined in the staff report.

Motioned by: M. Sarwas

Seconded by: J. Miaso

Roll Call

Ayes: J. Miaso, A. McSwane, J. Kapadoukakis, M. Sarwas, M. Werden

Nays: B. Bucaro

The motion carried.



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Old Business/ New Business

K. Stone we might have a case in August, it depends if they make it onto the next Committee agenda.

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

Motioned by: J. Miaso

Seconded by: M. Sarwas

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:34 pm.

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

25-046

DATE: July 31, 2025
TO: The Chairman and Members of the Planning & Zoning Commission
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 **approval** of the petitioner's requests for site plan approval, preliminary/final plat of subdivision, and a Special Use Permit for building height.
 - A. The Preliminary/Final Plat of Subdivision shall be recorded prior to the issuance of any building permit;
 - B. Village Engineer approval of the engineering plans;
 - C. Building permits shall be required for all construction activities;
 - D. Planning and Development Services approval of the landscape and photometric plan;
 - E. Landscaping must be installed within one year of the issuance of a building permit;
 - F. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to the Planning & Development Services department for review and approval by the Village Forester and a bond posted in the approved amount for its future installation;
 - G. All proposed signage shall require permits and approval from the Planning & Development Services Department prior to installation;
 - H. Dumpsters shall be located behind a solid gate;
 - I. Any required Public Improvement Completion Agreement and associated bonds shall be submitted for review and approval by the Village Attorney.
 - J. An access easement on the neighboring roadway at the eastern curb cut, owned by Hanover Park, must be submitted and recorded prior to the issuance of any permit.
 - K. All proposed signage shall require permits and approval from the Planning and Development Services Department prior to installation.
 - L. Building permits shall be required for all construction activities, and this Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind may be commenced on the Subject Property pursuant to the approvals granted by this Ordinance unless and until all condition of this Ordinance precedent to that work have been fulfilled and after all permits, approvals, and other authorizations for the work have been properly applied for, paid for, and granted in accordance with all applicable laws and regulations.

- M. Upon submittal of an application for issuance of a building permit, the Owner shall pay \$0.50 per square foot for commercial buildings to the Municipal Building Fund.
 - N. The Barlett Zoning Ordinance, the Subdivision Ordinance, Village building codes, and all other applicable Village ordinances and regulations shall continue to apply to the Subject Property, and the development and use of the Subject Property must comply with all laws and regulations of the Village and all other federal, state, and local governments and agencies having jurisdiction.
 - O. **Findings of Fact** (Special Permit for building height):
 - i. 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 the public convenience and will contribute to the general welfare of the neighborhood or community;
 - ii. 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;
 - iii. That the special use shall conform to the regulations and conditions specified in this title for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
 - P. **Findings of Fact** (Site Plan):
 - i. That the proposed development on the Subject Property is a permitted use in the proposed B-3 PUD Zoning District;
 - ii. That the proposed development on the Subject Property and the proposed improvements, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
 - iii. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways as well;
 - iv. That the site plan provides for the safe movement of pedestrians within the site;
 - v. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses. Any part of the site plan area not used for buildings, structures, parking, or access ways shall be landscaped with a mixture of grass, trees, and shrubs.
2. According to the provisions of the Zoning Ordinance, the Planning and Zoning Commission should render a **variation** recommendation based upon the following:

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

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

The development cover letter, application, location map, plat of subdivision, site plan, landscape plan, fence exhibit, elevations, floor plan, and Hanover Park letter are attached for your review.



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



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 Firsell - Manager
Core Huntley, LLC

CC:
Brad Joseph
Adam Bell



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only

Case # _____

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: _____

Phone Number: _____

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: _____

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: Kiddie 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



Engineer

Jared Placek
One Overlook Point, Suite 290, Lincolnshire, IL 60069



Other

Jim Mikulski
2803 Butterfield Road, Suite 340, Oak Brook, IL 60523



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.

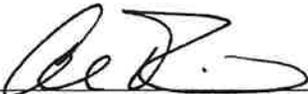
Granting the requested variance will not provide any special privilege to the applicant, as it is solely intended to address the unique spatial constraints necessary for the property's development.

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 Finsel~~ 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: 

EMAIL: 

SIGNATURE: 

DATE: 11/15/24



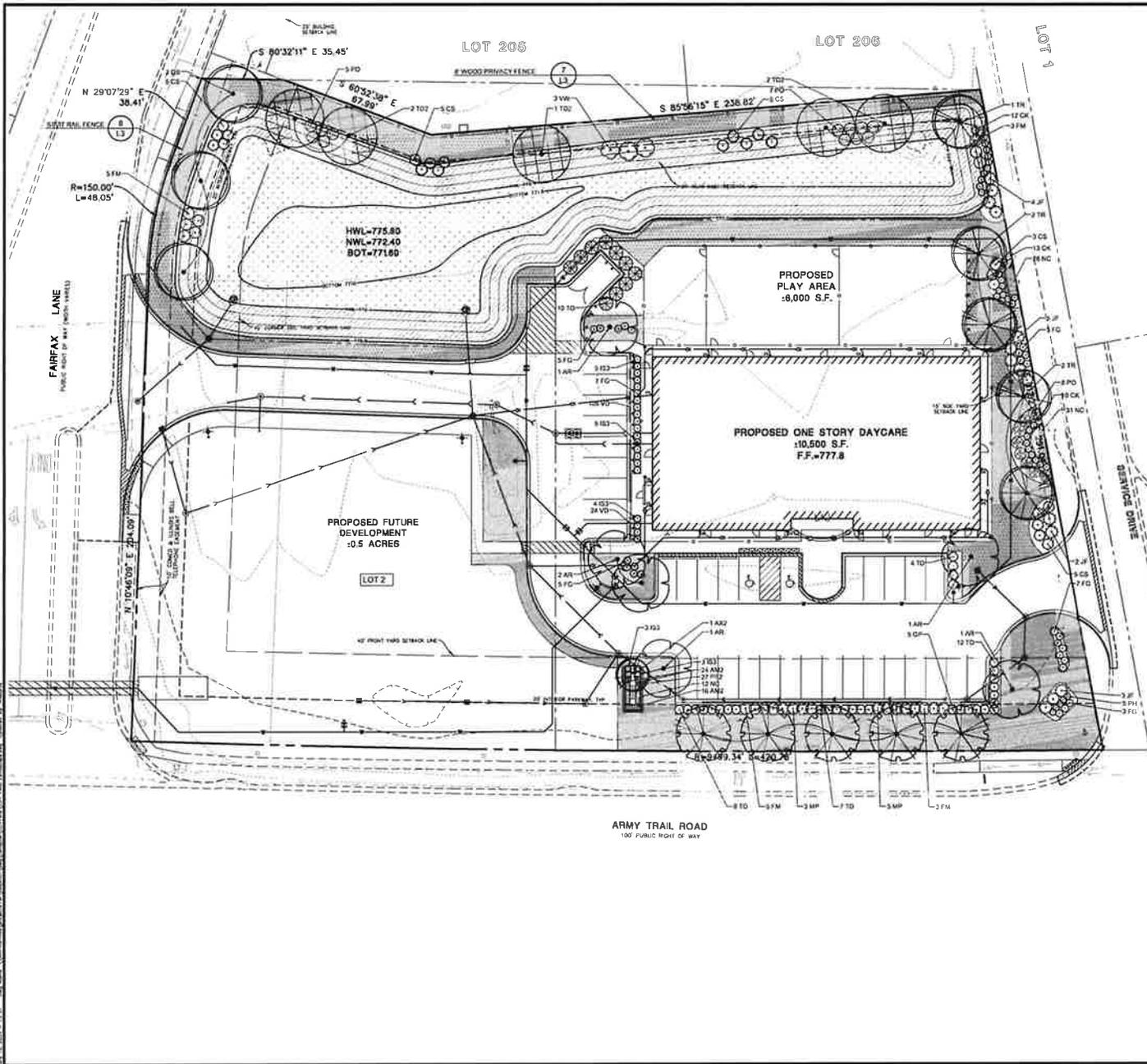
Created by Bartlett GIS
June 2025

NE Corner of Army Trail & Fairfax

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



0 140 280 US Feet



PLANT SCHEDULE

CODE	BOTANICAL NAME
DECIDUOUS TREES	
A5	Acer rubrum
A7	American Elm x americana
Q3	Quercus bicolor PN 2725
Q3B	Quercus bicolor
T02	Taxodium distichum
SR	Saxifraga oppositifolia
DECIDUOUS SHRUBS	
CS	Cornus stricta var. sericea SWC725
FG	Forsythia gardenii
FM	Forsythia major hybrid A51
FR	Fragaria virginiana
HD	Hedera helix 'Spartan' PM 1118
VW	Viburnum cassinoides
EVERGREEN SHRUBS	
CS	Cornus stricta var. sericea
JP	Juniperus chinensis 'Sage Green'
TD	Taxus canadensis
TO	Thuja occidentalis
ORNAMENTAL GRASSES	
CS	Cortaderia selloana 'Pampas Grass' / Lantana
HS	Hesperis matronalis 'Hesperis' / Hesperis
SB	Stipa tenuifolia 'Little Bunny'
PERENNIALS	
AS	Asplenium nidus
HC	Hesperis matronalis 'Hesperis' / Hesperis
VD	Veronica dumalis 'Blue'

CONCEPT PLANT SCHEDULE

TURF	18,431 sf
WETLAND EMERGENT SEED MIX SEE SPECIFICATIONS	10,012 sf
STORMWATER SEED MIX SEE SPECIFICATIONS	10,475 sf

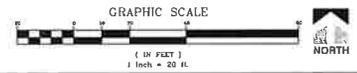
Landscape Coverage Summary

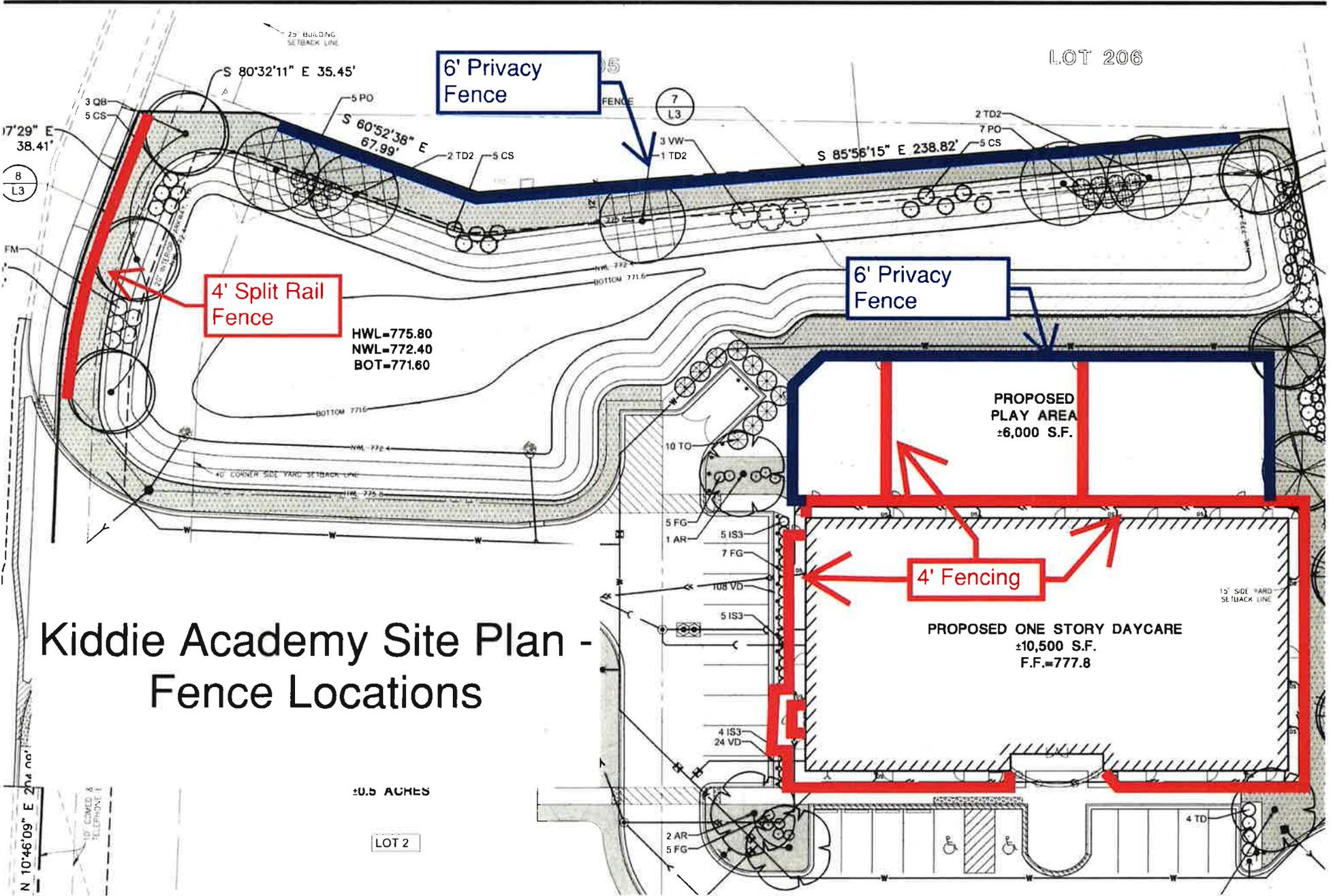
Lot 1 and Outdoor Area = 1.73 AC (75,539 sf)
Landscape Area = 0.97 AC (42,298 sf)
% Landscape Area = 56% of total area

Manhard CONSULTING
 1000 N. Wacker Drive, Suite 1000, Chicago, IL 60606
 Tel: 312.467.1000 Fax: 312.467.1001
 www.manhardconsulting.com

PROPOSED KIDDIE ACADEMY DEVELOPMENT
VILLAGE OF BARTLETT, ILLINOIS
LANDSCAPE PLAN

SHEET
L2 of L4
 CAG.BLR.01

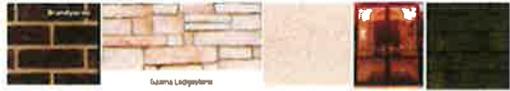




Kiddie Academy Site Plan - Fence Locations

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISHES TO BE AS SHOWN OR APPROVED BY ARCHITECT.
 3. MATERIALS TO BE USED SHALL BE APPROVED BY ARCHITECT.
 4. ALL MATERIALS TO BE USED SHALL BE APPROVED BY ARCHITECT.

KIDDIE ACADEMY
 KID DEVELOPMENT CENTER



Luama Loggstone



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

EXTERIOR MATERIALS



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

GLAZING NOTES



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



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

PFDA
 ARCHITECTS, INC.
 7803 BUTTERFIELD RD.
 SUITE 340
 OAK BROOK, IL 60053

OWNER:

CORE
 ACQUISITIONS, LLC
 13 PARKWAY NORTH
 SUITE 100
 OLSBFIELD, IL 60015

PROJECT:
 PROPOSED
KIDDIE ACADEMY
 BUILDING SHELL &
 INTERIOR BUILD-OUT
 1380 ARMY TRAIL RD
 BARTLETT, IL 60192

SHEET TITLE
 COLOR
 ELEVATIONS
 (REFERENCE ONLY)

NO. 001	DATE	DESCRIPTION

ALL DIMENSIONS AND MATERIALS SHALL BE AS SHOWN UNLESS NOTED OTHERWISE. REVISIONS SHALL BE INDICATED BY CIRCLED NUMBERS AND LETTERS. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

DRAWN BY: C.A. CHEN
 CHECKED BY: C.A. CHEN

SHEET:

EL-1

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 Albuch
Yasmeen Bankole
Jenni Broccolino
Liza Gutierrez
Jon Kunkel
Herb Porter

Village Manager
Juliana A. Malter

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