

VILLAGE OF BARTLETT
VILLAGE HALL, 228 S. MAIN STREET
COMMITTEE AGENDA
August 19, 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. #2025-06 AJB Polish Deli
 2. #2024-18 Kiddie Academy
 3. Residences at Bartlett Station

5. ADJOURNMENT



Agenda Item Executive Summary

AGENDA ITEM: #2025-06 AJB Polish Deli

BOARD OR COMMITTEE: Committee

BUDGET IMPACT

Amount \$N/A

Budgeted \$N/A

Fund: N/A

Corresponding Activity Measure: P&Z Commission Review

EXECUTIVE SUMMARY

The petitioner is requesting a **variation** to allow full coverage window signage for AJB Deli located at 879 S Route 59 in the Brewster Creek Shopping Center. The Zoning Ordinance allows up to 25% window coverage.

The Planning & Zoning Commission conducted the public hearing at their July 3, 2025 meeting and **recommended approval** of the petitioner's request.

ATTACHMENTS (PLEASE LIST)

Memo, minutes of the P&Z meeting, cover letter, application, location map, site plan, photos

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Work to improve retail 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 Village Board for a final vote
- Resolution
- Ordinance
- Motion

Staff: Kristy Stone, PDS Director

Date: August 11, 2025

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
25-50

DATE: August 12, 2025
TO: Paula Schumacher, Village Administrator
FROM: Andrew Barna, Associate Planner *AB*
RE: **(#25-06) AJB Polish Deli**

PETITIONER

Jolanta Zajkowski

SUBJECT SITE

879 S. IL Route 59

REQUEST

Variation – Window Signage

DISCUSSION

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

RECOMMENDATION

The Planning and Zoning Commission held the required public hearing, reviewed the petitioner's request for a Variation and **recommended approval** at their meeting on July 3, 2025 based on the following findings of fact:

- 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.

The minutes from the Planning and Zoning Commission meeting and background material is attached for your review and consideration.

ab/attachments

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



Village of Bartlett
Planning and Zoning Commission
July 3, 2025

(#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 Polish 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



Village of Bartlett
Planning and Zoning Commission
July 3, 2025

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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Planning and Zoning Commission
July 3, 2025

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.

May 29, 2025

Dear Village President Gunsteen and Village Trustees:

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

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

Thank you in advance for your attention.

Jolanta Zajkowski

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



VILLAGE OF BARTLETT VARIATION APPLICATION

For Office Use Only
Case # 25-06
RECEIVED
PLANNING & DEVELOPMENT
JUN 4 2025

VILLAGE OF
BARTLETT

PETITIONER INFORMATION (PRIMARY CONTACT)

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

Street Address: [REDACTED]

City, State: [REDACTED]

Zip Code: 60172

Email Address: _____

Phone Number: [REDACTED]

Preferred Method to be contacted Phone

PROPERTY OWNER INFORMATION

Name: Brewster Creek L.P.

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

City, State: Des Plaines, IL

Zip Code: 60018

Phone Number: 708-851-0808

OWNER'S SIGNATURE: [Signature] Date: 6/3/25

(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

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

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

PROPERTY INFORMATION

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

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

Acreage: Unknown

Zoning: See Dropdown (Refer to Official Zoning Map)

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

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

Surveyor N/A E: mikekellylawoffice@gmail.com

Other N/A

FINDINGS OF FACT FOR VARIATIONS

Both the Planning & Zoning Commission and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance. The Planning & Zoning Commission shall make findings based upon evidence presented on the following standards:

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

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

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

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

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

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

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

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

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

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

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

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

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

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

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

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: _____

Jolanta Zajkowski

PRINT NAME: Jolanta Zajkowski

DATE: 04/24/2025

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: AJB Polish Deli II, Inc.

ADDRESS: _____

██████████

██████████

PHONE NUMBER: _____

██████████

EMAIL: _____

Jzajkowski@gmail.com

SIGNATURE: _____

Jolanta Zajkowski

DATE: 04/24/2025



Created by Bartlett GIS
June 2025

Location Map

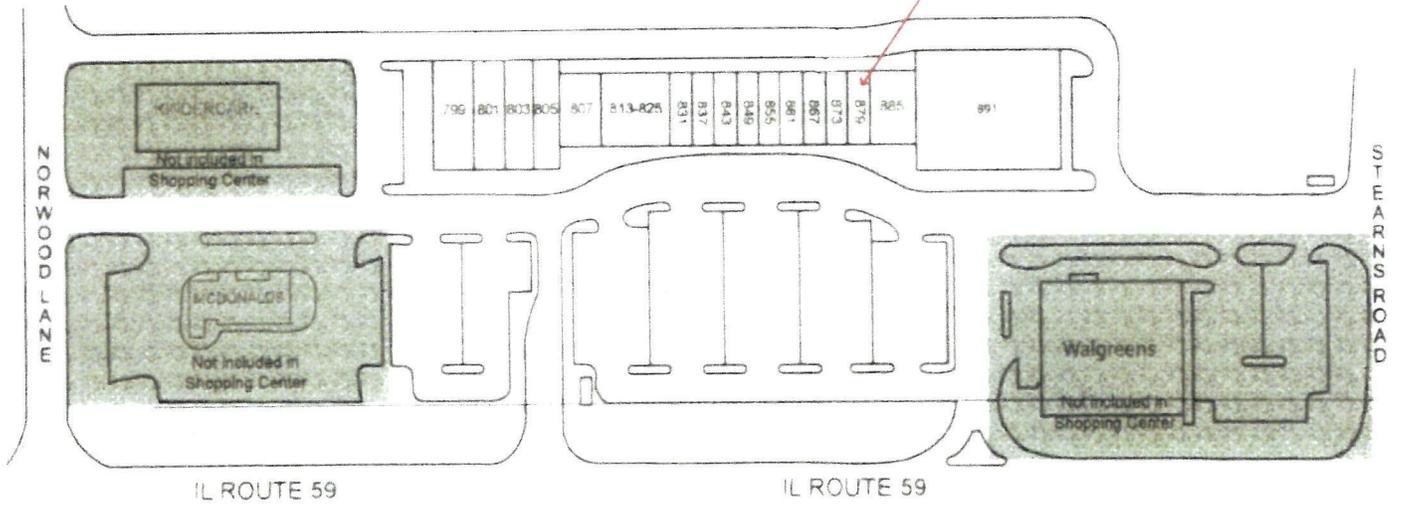
PIN # 01-04-402-058



0 180 360 US Feet

BREWSTER CREEK Bartlett, IL

AJB Polish Deli II



Current window signage – AJB Polish Deli II



Inside the store facing out – AJB Polish Deli II





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.

The Planning & Zoning Commission conducted the public hearing at their August 7, 2025 meeting and recommended approval of the petitioner's requests.

ATTACHMENTS (PLEASE LIST)

PDS memo, minutes of the P&Z meeting, cover letter, application, location map, subdivision plat, site plan, landscape plan, fence exhibit, elevations, floor plan, Hanover Park letter, traffic summary

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 Village Board for a final vote
- Resolution
- Ordinance
- Motion

Staff: Kristy Stone, PDS Director

Date: August 11, 2025

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

25-049

DATE: August 12, 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 **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.
- Q. **Findings of Fact** (Variation)
 - i. 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.
 - ii. 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.
- iii. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
 - iv. 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.
 - v. 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.
 - vi. 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.
 - vii. 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.
2. The Planning and Zoning Commission held the required public hearing, reviewed the petitioner's requests for Preliminary/Final Plat of Subdivision, Site Plan, Variations, and Special Use Permit and **recommended approval** at their meeting on August 7, 2025 based the above conditions and findings of fact.
 3. After hearing public testimony at the Planning and Zoning Commission meeting, the applicant agreed to include an additional sign at the Fairfax Ln curb cut that reads "Do Not Block Intersection". In addition, a memo regarding the projected traffic for the proposed site has been added to the application packet.
 4. The minutes from the P&Z Commission meeting and background information are attached for your review.



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(#24-18)

Kiddie Academy

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

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

The petitioner, **Adam Bell** 5 Oakland Hills Ct, Harthorne Woods came forward and was sworn in by **M. Werden**. **A. Bell** stated that the proposed development is for a free-standing Kiddie Academy building for daycare use. We are seeking variations for front and side yard setbacks, landscaping perimeter variation and a special use for the building height. The reason for the variation and special use are due to the larger front yard setbacks and side yard setbacks. We need to make room for the prototype building. We have a large detention area to accommodate the storm water detention and in order to make the parking work for the user. We just need a few extra feet for the parking to work. Additionally, for the perimeter landscaping along the western line, we are proposing a plat of subdivision. That plat of subdivision would allow for a future potential building. We are requesting no landscape buffer between those lots. Those would be 2 lots that would operate as one continuous development. We currently do not have a user for that parcel, but we are looking for a user. The building's height is right about at the standard; however, we are requesting a special use for the large parapet. **B. Krause** stated that the property was annexed along with a larger section in 1973 and rezoned to B-2 when the rest of the townhomes and single-family home around it were all granted Planned Development zoning. In 2002, there was a carwash and service station that was granted a special use permit and site plan approval that obviously was never built, but those were granted. The petitioner is requesting a subdivision to break the lot into thirds with the first lot being for the proposed daycare center, which is going for site plan approval, lot 3 is for storm water management and lot 2 is for future development. Unlike other projects we have had, like Devon and Prospect, there is no future use slated for the lot 2 site. That lot would keep its commercial zoning, but there are no proposals for that. The variations are being requested for parking on the south side along Army Trail Road to be put in the setback and on the west side of lot 1, and the landscape requirement variation that is to remove the requirement of the property line because of the access easement. There is no special use permit required for daycare. Daycare is a permitted use in this district, but a special use is required for the building height. The building requirement height maximum is 25 feet. The average roof peak for this project is 31 feet, 6 inches. The daycare facility is proposed to have 30 employees. The parking requirements are 1 parking space for every employee. This proposal exceeds that having 35 spaces. The drop-off times are 7 am to 8:30 am and pick-up times are 4 pm to 5:30 pm. There will be 2 access points as required, 1 along Fairfax Lane and the other on Hanover Park's property. As a condition of approval, staff have mentioned that an easement is required from Hanover Park in order for the eastern



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access point to be granted for vehicles to enter from Army Trail Road. In the packet is an approval letter from the Hanover Park Public Work Department. That easement will need to be recorded before the building can begin. **M. Werden** asked, will the Hanover Park side be a main entrance? **A. Bell** it would be supplemental.

M. Werden opened the public hearing.

Denise LaRocco 1335 Antigo Trail, Carol Stream stated, I have been a residential real estate broker for 39 years and my house backs up to Army Trail Road right exactly where the proposal is. My biggest concern and for neighbors are the accidents at the light at Army Trail Road, Fairfax Lane and Spring Valley Drive. About 10 years ago a big SUV plowed through my fence and shed, the next neighbor's fence and ended up on top of an electrical transformer. It was an elderly couple. They tried to get out. We got them to stay in. ComEd had to come and get them out safely. If anyone would have been there, it would have been a bad accident. My next-door neighbors at 1343 Antigo Trail have given me their permission. They are on the corner of Spring Valley Drive and Army Trail Road. They had a car that ran over the stop light and ended up in their house. The car was in their living room within 2 feet of where he was sitting. The house was deemed uninhabitable. I think if you would check both Bartlett and Carol Stream Police and Fire Departments how many accidents happen there, I just do not think this is a safe place and there will be a lot more congestion. Personally, I do not have an issue with academy because that would be one time in and one time out, but when we are talking about the unknown of the other 2 lots that could be a quick service restaurant and I do not want a Wendy's causing traffic all the time, that is the big concern. There is enough traffic and enough accidents there. If you check with the police and fire departments, you will find that is true. What about the parking lot lights? Where will they be? From my backyard, I look at this piece of land and I would prefer not to have a stadium in my backyard. That is a personal thing. Safety is the biggest thing and I have personally seen it. **M. Werden** do you have a 6-foot fence along your backyard? **D. LaRocco** yes. It for sure would come through if the lights are not shining down. It would interfere with the residential on our side, but safety is the biggest thing. **K. Stone** as far as the lighting, the requirements are that the lighting cannot exceed 1 foot candle at the property line, which is pretty minimal. One foot candle measures how far 1 candle emits light from 1 foot. That is pretty dark. We also require that the lights shine directly down and cannot be at an angle because that would cast the light. **D. LaRocco** that is exactly what I wanted to know. I think for the neighbors and myself, it is the unknown of what is going to happen. They buy this big piece of property, and they do not need all the land, but you have to do something with it because I am assuming the owner is not going to subdivide. **K. Stone** for the other lot, that is unknown, if someone were to come in with a drive-through, that would still have to meet our parking requirements and setback requirements. It would have to go through this review process again. A drive-through is a special use permit that would require another public hearing. **D. LaRocco** I get that, but my concern is a drive-through with constant traffic in and out. If we are having cars that are ending up in my next-door neighbor's living room, it is a concern. **M. Werden** you do have a unique situation there.

Donna Stanton 3356 Ashford Cir, Bartlett said, I am here on behalf of the Fairfax Commons Condominium Association as its president. This community has been around for about 33 years and for 33 years there has been nothing on that corner. We have a lot of original owners. We have a high



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number of senior citizens in our community. Right now, Fairfax Lane is a speedway from Army Trail Road to Schick Road. There are no stop signs. There is nothing to slow anyone down. There are cars all the time. We are working very hard to monitor our residents and who parks in our parking lots. We have had to hire a towing service. There is a lot more traffic there. We are confident that this would be yet another way for traffic to be generated in our very quiet and very pleasant community. We have questions regarding trash. Where would the pick-up be and when would the pick-up be? When do deliveries come in? Is the staff going to park in the 35 allotted spaces or will they park on the streets near our homes? What are the daily hours? We all know that mom sometimes is late and does not get there until after 6 o'clock to get the children. When will people be coming in and out? What is the maximum occupancy of children that will be there? What is the drop-off protocol specifically? What about the landscaping along the fence at Fairfax Lane? Our community is beautiful. We spend the majority of our association monies keeping our community beautiful. We have over 300 fruit trees. We have an enormous amount of community pride that is important to us. This visually is important and right along that comes a big tower that is going to go up higher than the allotted space. Do children at the Kiddie Academy take walks during the day? Do they walk through the community? Will they be walking on our streets? Will there be people with the opportunity to speed down the street and maybe hit a small child? Access and egress on Fairfax Lane, we already have 61 buildings that we are worried about plus the single-family homes around Penny Lane. How is that going to affect us? Having the inbound on the Hanover Park side is good, but is it enough? Site lines from the adjacent building, if you are one of the unlucky ones that are going to back right up to this development, all you are going to see is a 6-foot fence and a 4-foot fence, and you are going to hear kids playing behind that building. Love kids, just do not love them at that level. We want to know about the construction plans, the hours, the completion and how long will this take? We are all concerned that we have 8 Kiddie Academy-type of establishments within 5 miles of our addresses not to mention all of the mom-and-pop homeowners that are there. With that being said, why did Hawk Hollow Grammar School just get rid of the grammar part of the school and make it a middle school? That says to me that there is not a critical mass of small children in our area requiring another Kiddie Academy. At the very least, I would like to know what the security procedures will be. Is this something that people think is easy to break into? Is there something there that somebody will think is valuable and in the dark of night, with very low light, they are up against my people's buildings, and I am not comfortable with that. At the very minimum, we need to talk about traffic abatement on Fairfax Lane from Army Trail Road to Schick Road whether it is speed bumps or stop signs. If we are going to have this kind of activity in our area, we want to feel safe and secure that what you just talked about is not going to happen. We are concerned top to bottom what is happening with this.

Rita Passini 1717 Fairfax Cir E, Bartlett stated that the size of the academy was not addressed. How many children are we talking about? That is a big concern because it concerns the traffic and the noise level.

Thomas Ferris 365 Ashford Cir, Bartlett said, I am disputing the findings for the site plan on page 4, item 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. I dispute that. The entrance and exit for this property should be on Army Trail Road and not on a residential street in a residential area due to many reasons. The petitioner said that the entrance in



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Hanover Park would be a supplemental entrance. **M. Werden** added that Army Trail Road is a county road and we have no jurisdiction over that road and I am sure the county would not allow access there. **T. Ferris** have you asked? **M. Werden** yes. **K. Stone** DuPage County will not allow access. They would not even allow right-in and right-out. **T. Ferris** this is a residential area and there have already been several accidents at the intersection of Army Trail Road and Fairfax Lane. It seems like every couple of months there is an accident there including about a month ago and I remember the one that hit the house with the fence down and the damage to the house. One of my main concerns is that many vehicles speed on Fairfax Lane, especially southbound on Fairfax Lane to make the green light before it turns red and it stays red for a long time. Some people, to avoid that intersection, going southbound, they actually make a right on Army Trail Road, go a couple of 100 feet and make a U-turn on Army Trail Road. They do not want to wait for the light plain and simple. Also, there is a children's park on Fairfax Lane about a quarter mile north of the property and that is a big concern of mine. The speed limit is 30 miles an hour on that street. Nobody goes 30 miles an hour. Even though the drop-off and pick-up times are 1-1/2 hours each, the vast majority of vehicles will be in the area for a much shorter timeframe. If you have 160 kids coming to school, that is not just 140-160 cars, it is 280 or 300 cars because what goes in 5 minutes later, has to come out. I am sure not too many are going to be there at 7 am and not too many at 8:30. There is going to be a window of 20 to 30 minutes where the majority of the cars and traffic are going to be there in the morning and the evening. I am convinced that there will be excessive congestion in the morning drop-off and the afternoon pick-up. Vehicles will be parking on Fairfax Lane waiting in line. This access to the property will not work in my estimation. Vehicles will be waiting in line on Fairfax. In the detention area, will that be a pond that has water all the time or will it be a grassy area that when there is a big rainfall the water collects there and a day or 2 later it is gone? **B. Krause** it will only have rainwater for a few days and then go down.

Jim O'Hern 350 Sparrow Lane, Bartlett said, we are assuming there will be approximately 150 cars going onto Fairfax Lane. At that light, you can only fit 6 to 8 vehicles to turn east or west. At any given time, if there are 20-40 cars, there is going to be a logjam of cars there. If they want to go the other direction and head toward Schick Road, if anyone has experienced that intersection at Schick Road and Fairfax Lane, it is a blind corner. On the west side, there is a 6-foot fence and cars have to pull up into the intersection to see left or right. We have an issue at the Schick Road and Fairfax Lane intersection where you would most likely be pushing this traffic to and creating a logjam of cars trying to get to Army Trail Road. The supplemental access would be nice and people may find that is the easier way to go, but if they are turning west onto Army Trail Road that is going to perpetuate that same traffic jam because of cars trying to get into the subdivision and people trying to make those turns. The business looks great it is just the execution of how vehicles are going to get in and out. That is the concern. It does not seem like it is going to work mathematically with the space that there is at the intersection and potential for how many cars that are going to be there at any given time.

M. Werden I think anything that comes before us is going to be controversial if you are here for a while and as development comes along, there is more traffic. I suspect there will be much less traffic than there would be if the gas station had gone in, which was approved a long time ago, but was never built. The staff will monitor things along Fairfax Lane for traffic congestion. At some point, they may have to widen the intersection at Army Trail Road to accommodate more cars at the stoplight, I do not know, but we are not turning a blind eye. This is something that would be monitored along the



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way. If your property backs up to this, this has been a non-residential proposed area for decades and you certainly would not expect to have residences behind you. We find that in a lot of developments. You need to take that into consideration. I think this proposal will be much quieter with a lot less congestion with the exception of 2 mains times during the day than other alternatives that would be allowed under the zoning ordinance. It is something we have to consider and monitor.

J. Kapadoukakis asked the petitioner, what is the number of cars expected on any given day? **A. Bell** we have traffic study from Downers Grove with the same exact building and the same enrollment, that is less than half of the 140 cars. It is estimated to be 50 cars in the morning and 50 in the afternoon. **Jenna Albers** Kiddie Academy, Site Development Manager, 3415 Box Hill Corporate Center Dr, Abingdon, Maryland stated that, at this location, we are planning to have a maximum of 148 enrolled students with 22 staff members. We only allow our locations to be open Monday through Friday. We are not open on the weekends. The building is open from 6:30 am to 6:30 pm. A lot of our locations do not use that full-time span. Our peak hours for drop-off are 7 am to 9 am when parents are trying to get into work. Our peak afternoon pick up times are 4 pm to 6 pm. When we are budgeting time frames, especially when looking at parking requirements that we need at each location, we typically budget about 10 minutes for a parent to park and escort their child in. We do not allow a drop-off lane. The parents must escort their children into the building, check them in at the front desk as well as with their teacher and at the end of the day when they are picking up, they must do the same process. We typically budget about a third of enrollment at any given location are siblings. Not every student will represent 1 car. For security, we have alarms on the gates. We have cameras in the building where parents are able to check in on their children through our Watch Me Grow program and we typically have external cameras at the entrances as well as the playground areas for safety concerns. The children do not take field trips out into the neighborhood. We keep things confined to the site. We have a 5-foot fence around the playground space dividing the children's age groups for safety with a 4-foot fence around the perimeter in case a child pushes through with alarms that go off. Please do not worry about the children wandering through your community.

T. Ferris you are going to have 35 parking spaces and 22 employees. When the 100 or so cars come in to drop-off the children, they do not just open the door, they have to walk the children in. Where are the cars going to park for the 2-3 minutes to walk the children in and walk them out when it is time to go home?

J. Alber we do have 22 employees, but since there is a 12-hour schedule, we do not have staff there for the full 12 hours. There is a shift change. We would not have all 22 vehicles for staff at once. Typically, especially for the morning drop-off, we only see about 18 cars maximum at one time between staff and parents dropping off. We try to make it easier for the moms and accommodate their schedules. It is a rolling drop-off and not a designated time.

D. LaRocco the safety issue is my concern and you indicated that maybe they are going to widen the road. If that was the case, it should be on their side. It should not be a big part of my backyard.

K. Stone anything to do with Army Trail Road is not under the purview of this commission. Army Trail Road is under DuPage County's jurisdiction. **D. LaRocco** asked, how would that work? **K. Stone**



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widening the road was just pure speculation. **M. Werden** we would not initiate a change because it is a county road. The county would have to become aware of it, which means either you or the Village would have to contact the county and say there is a bigger problem going on. **D. LaRocco** I back up to Army Trail Road and there are accidents more than every 2 months. Has there been a study of the Carol Stream and Bartlett Fire and Police Departments to find out how many accidents there have been there over a year? I think that is a good question.

D. Stanton it was mentioned that on Fairfax Lane there could be 3 or 4 cars in the left turn trying to make a left turn onto Army Trail Road. If there are 3 to 4 cars there and residents that want to get out and get to work at the same time that there are patrons of the Kiddie Academy blocking the driveway across the northbound lanes of Fairfax Lane to the southbound lanes, that is going to be a very bad situation in the mornings. If you look at that and count cars, you will probably be surprised about how much traffic is already there. **M. Werden** you will have that problem no matter what goes on this lot. It is not unique to this petitioner.

Rajan Jariwala 1796 Penny Lane, Bartlett said, right now the traffic is getting worse. I have already contacted the Bartlett Police, and I was told that it is not in their hands. If anything happens it is Carol Stream or Hanover Park. If you look from my house, people are driving 70-80 miles an hour which is so fast and it is getting worse. The problem needs to be solved before you make a decision. **M. Werden** some of this is out of our jurisdiction. It is DuPage County that handles the traffic and some things need to be addressed with the county. **R. Jariwala** there has already been a car driving into a house. I see so many accidents right in front of my house. Somebody needs to take action. **M. Werden** if there is a problem with people driving 80 miles an hour through the intersection, you need to contact DuPage County to ask them to install cameras at the intersection. There is nothing that we can do about that. If there is something going on on Fairfax Drive, you can ask the Village Board to set up monitoring along Fairfax Drive, but it sounds like you have a problem whether this development goes through or not. This is not something that we are here to address tonight. We have the findings of fact and studies that project things for us to decide on. We do not have control over some of the issues you have.

Bruce Nemer 376 Ashford Cir said, it sounds like this is a done deal already. We have brought up the speeding on Fairfax Drive numerous times. It is not a street; it is a highway the way people go from Army Trail Road to Schick Road. We have asked to have this monitored. They put out the speed monitor and I do not even know if it records the cars speed, it just shows it and does not do anything or record anything evidently. There have been cars going 40-50 miles an hour down that street and you want to put a Kiddie Academy there. I do not know if the Village is not willing to do something about it. We have asked for speed bumps. We have asked for stop signs and nothing has been done about it. They only put that that up for 1 day and I do not know what it is monitoring. If someone is going 45 and they see that, they put on their brakes and slow down, but is that recording anything for the Village to know that 200 cars have gone down there in excess of 30 miles an hour. The safety issue is there too and they have brought that up numerous times. Sometimes you are sitting there for a long time at the light at Army Trail Road and Fairfax Road, and if you are going to have cars trying to get out and turn left, I have a feeling we are going to have a lot of blockage and people not being able to get anywhere. **M. Werden** I suggest that you go to a Village Board meeting and address the board during the town hall meeting. They meet every first and third Tuesday. The police department has



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representation at those meetings too. I have seen the Village President ask the police department to conduct a study or place equipment. **K. Stone** I have already contacted our traffic unit during this meeting to see what information we have already collected. That information would be public record.

D. LaRocco once the other parcels are developed and there is a drive-through, would that warrant a traffic study? **K. Stone** if and when lot 2 is developed, that would require a traffic study because it would be adding an additional user and we would have to look at how those uses interact with roadways. **M. Werden** there would be hearing just like this and you would get notifications. It would not be something that would go through without your knowledge. **K. Stone** any drive-through requires stacking and parking, there are a lot of requirements that would have to be met. I know that it has been said by different people, but there is no guarantee that a drive-through will be proposed or that the site could accommodate that use. **D. LaRocco** how much land are we talking about. **A. Bell** it is half an acre. **D. LaRocco** my thoughts with these meetings are good for the residents. I think the residents are concerned about safety and traffic issues.

J. O'Hern in regard to the traffic study that was done for a gas station, that is in and out over time. This business plan is going to be concentrated to 2 hours in the morning and 2 hours in the evening with a lot of the traffic all at once so that traffic study is not equal. If this was a gas station, we would see a flow of traffic and not a burst of traffic all at once. I think that burst of traffic at these 2 critical times changes what was studied and what the impact is going to be if a different business was there. **K. Stone** traffic studies look at peak hours. It is not looking at the overall traffic for the entire day. They have 2 hours of peak traffic. Gas stations only have one. The amount of cars in and out at a gas station is higher than what the petitioner's peak traffic is.

T. Ferris when was the traffic study done? **K. Stone** the gas station traffic study was done in 2002.

G. Koziol asked, who owns Fairfax Lane? **K. Stone** Fairfax Lane is under the jurisdiction of the Village of Bartlett. **G. Koziol** Fairfax Lane from Army Trail Road to Schick Road is a Bartlett Road. **K. Stone** correct. **G. Koziol** some of the discussions here tonight remind me of the concerns from people when U-46 wanted to expand the school on Schick Road. The discussions were about the terrible traffic, but those locations were not part of the request by U-46 and it is similar to the problem I see here. Schick Road and Army Trail Road are not part of this discussion. There is nothing that can be done with that. The only way to make a change is for the citizens to go to the Village Board and voice their opinions there.

B. Bucaro asked the petitioner, what are the perimeters of the fencing getting in and out? **J. Albers** at the building, we have 2 points of egress for each classroom per Fire Marshal compliance. The doors that go directly outside are alarmed. There is a sidewalk between the building and the fencing so that the doors can open safely if there is an emergency and they need to evacuate through the classroom doors that lead directly out. The children can go safely along the sidewalk out to the point of refuge where they will know where to go if there is an emergency. The 4-foot fence goes around the building. The point of refuge is 50 feet away from the building and is typically an area that is sectioned off so the children are able to gather safely. **B. Bucaro** are those doors used to go out to the play area? **J. Albers** no, when the children are going out to the playground as part of their twice a day exploration time, they go through the hallway and out into the play area. We do not allow them to go out through the



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side evacuation doors. **B. Bucaro** with the 4-foot fence around the perimeter of the building, are there gates to get in and out of that area and is that controlled? **J. Alber** yes, every gate and every door is alarmed and each alarm goes off at the location of the door as well as the director's office and the entrance so that people know that something is happening and to make sure it is addressed. **B. Bucaro** I am concerned that in the event of an emergency when police and fire, and children need to get out, they are using those emergency exits from each classroom. Is there an easy way for the children to get away from the building and for fire and police, if need be, to get past the gates to the rear or sides of the building? **J. Albers** we do monthly evacuation drills with the teachers and the children so that they know if something happens where to go. Each of our locations has the Fire Marshal's approval. They know what types of gates and alarms we use, and they are fully aware of our evacuation plans. State Licensing is also aware of our evacuation plan. We do not open without the approval of the Fire Marshal. **B. Bucaro** it appears to me that this 4-foot fence encloses the building and if there is an active shooter and you need to get police in quickly with children fleeing, will that fence hinder that? **J. Albers** the fence is not there to hinder exits. There fence is there mainly to make sure that a child does not get out into the drive area. **B. Bucaro** is the fence around the perimeter of the building common at all of your facilities? **J. Alber** all 356 of our locations have that fence. It is a redundancy to make sure that child is not able to get to where vehicles are moving. **J. Kapadoukakis** do any of your locations stagger the times where students can go in and out of the building? It seems like a lot of the concerns are the traffic coming in and out and the number of parking spaces with 140 students. Have any of your other properties had a schedule where cars come in and out at certain times? **J. Alber** typically, no. We try to keep a rolling drop-off and pick-up. We need to accommodate the schedules of the parents. **G. Koziol** asked, how wide is the space between the back of the building and the 4-foot fence? **B. Krause** it is 5-feet wide. That meets ADA. **J. Alber** it is a standard sidewalk width.

B. Bucaro made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#24-18) Kiddie Academy** for 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) and a Special Use Permit for building height subject to the conditions and findings of fact outlined in the staff report.

M. Werden closed the public hearing.

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

Roll Call

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

The motion carried.



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 Firsel - 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

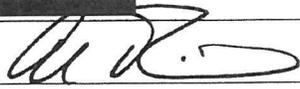
Name: Core Ventures, LLC

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 10,572 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 Arroyo 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: 2.56 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: 

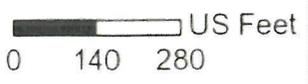
DATE: 11/15/24

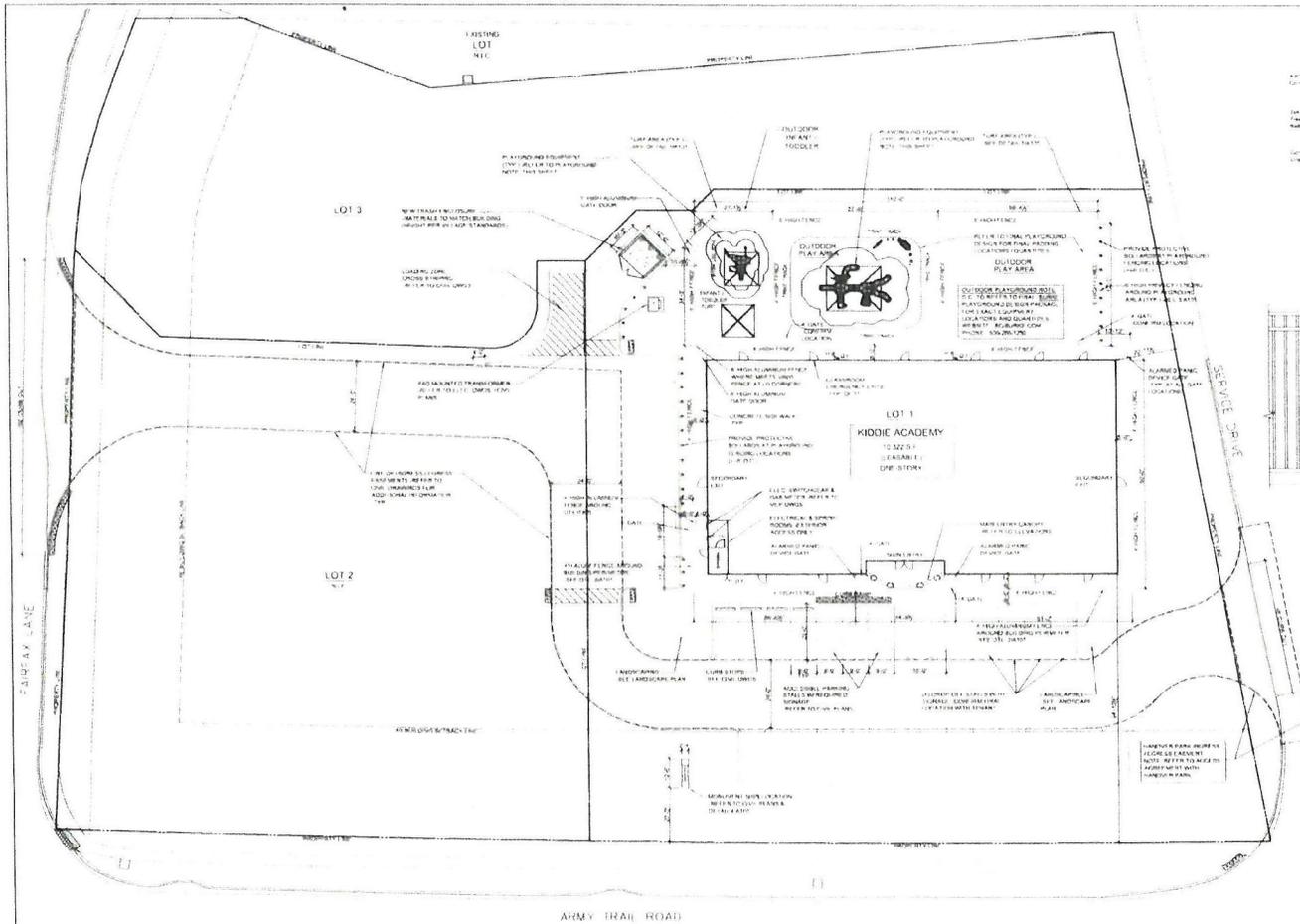


Created by Bartlett GIS
June 2025

NE Corner of Army Trail & Fairfax

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





REFERENCE SITE PLAN

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



NOTE: REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION

BUILDING AREA PROPOSED:

BUILDING: 10,522 S.F.

BUILDING AREA ALLOWED:

CONSTRUCTION TYPE V-B / USE GROUP E

SPRINKLER INCREASE

SI (SINGLE STORY): 30,000 S.F.

SITE DATA:

ZONING DISTRICT: B2

PARKING REQUIRED: 75 SPACES

PARKING PROVIDED: 35 SPACES

MAX. A/R = 0.4

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

REQUIRED FRONT AND CORNER YARD = 40'

REQUIRED SETBACK YARD = 10'

REQUIRED REAR YARD = 20'

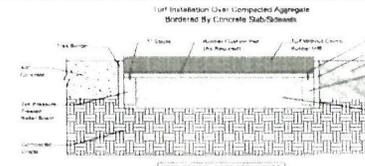
GENERAL NOTE:

REFER TO SPECIFICATIONS SHEETS FOR ADDITIONAL INFORMATION.

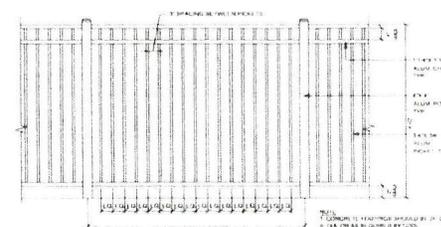
STREET ADDRESS NOTE:

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 DISTANCE FROM THE PROPERTY LINE.

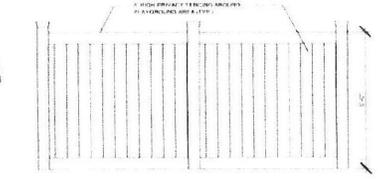
- A. NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES HIGH FOR BUILDINGS LOCATED LESS THAN FIFTY (50) FEET FROM THE PROPERTY LINE.
- B. NUMBERS SHALL NOT BE LESS THAN NINE (9) INCHES HIGH FOR BUILDINGS LOCATED BETWEEN FIFTY (50) AND SEVENTY FIVE (75) FEET FROM THE PROPERTY LINE.
- C. NUMBERS SHALL NOT BE 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.



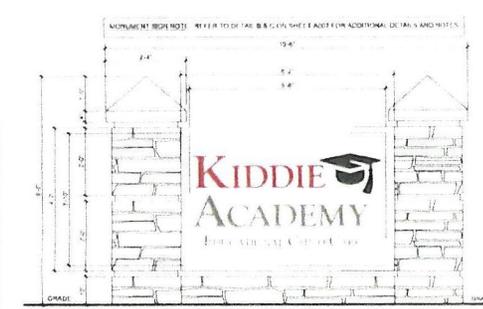
1 TURF SOFT SURFACE DETAIL
A101 SCALE: N.T.S.



2 4'-0\"/>



3 6'-0\"/>



4 INTERNALLY ILLUMINATED TWO-SIDED MONUMENT SIGN
A101 SCALE: 3/4\"/>



2803 BUTTERFIELD RD
SUITE 310
OAK BROOK, IL 60452

OWNER



CORE ACQUISITIONS, LLC
10 PARKWAY NORTH
SUITE 200
DEERFIELD, IL 60015

PROJECT

PROPOSED
KIDDIE ACADEMY
BUILDING SHEEL & INTERIOR BUILD-OUT

1380 ARMY TRAIL RD
BARKETT, IL 60015

SHEET TITLE:
SITE PLAN AND DETAILS

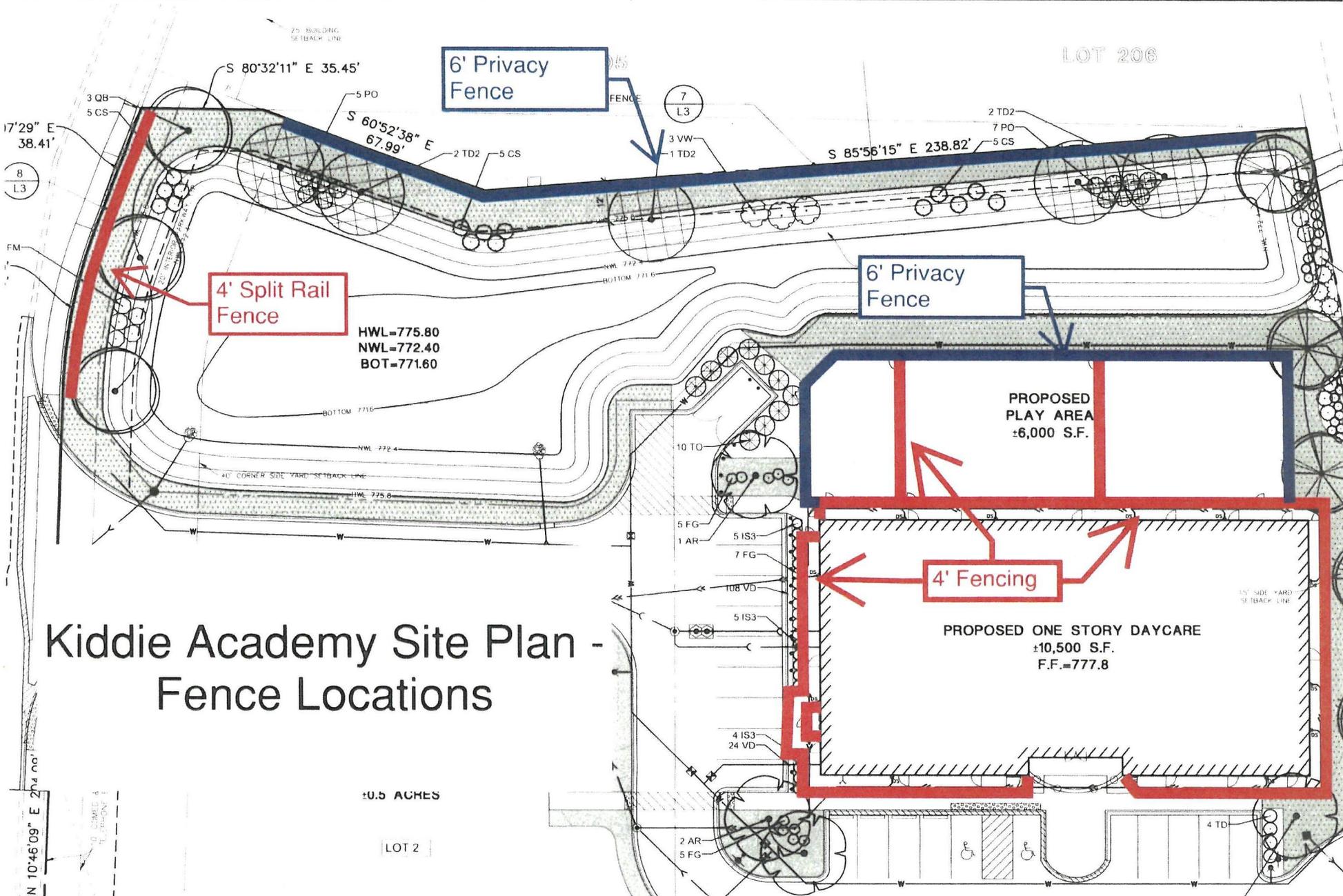
11/17/21	FINAL COORDINATION
11/17/21	FOR ALL COMMENTS
11/17/21	UPDATE
11/17/21	FOR REVIEW
11/17/21	FOR APPROVAL

DATE: 11/17/21
DRAWN BY: JIM GARDNER

SHEET

A101

JOB NO. 24079



Kiddie Academy Site Plan - Fence Locations

±0.5 ACRES

LOT 2

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

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

NWL 775.8

40' CORNER SIDE YARD SETBACK LINE

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



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 Albeck
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



August 12, 2025

Attn: Brian Krause

Re: 1380 W Army Trail Road – Traffic Memo

This letter is in reference to the proposed development of 1380 W Army Trail Road in Bartlett, IL. Core wanted to provide the city with additional information as it relates to the proposed Kiddie Academy Daycare traffic impacts. While we were not required to obtain a traffic study for this development under our entitlement process, we recently completed a traffic study for an identical Kiddie Academy in Downers Grove. Please see some below snippets of the traffic study outlining how Kiddie Academy conditions along an arterial route do not materially impact daily traffic:

Development-Generated Traffic Volumes

The estimate of vehicle traffic to be generated by the proposed Kiddie Academy daycare is based upon the proposed land use types and sizes using data published in the ITE *Trip Generation Manual*, 11th Edition. **Table 3** shows the estimated vehicle trip generation for the weekday morning and weekday evening peak hours as well as the daily traffic volumes. Copies of the ITE trip generation summary sheets are included in the Appendix.

Table 3
ESTIMATED PEAK HOUR VEHICLE TRIP GENERATION

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
565	Day Care (10,500 s.f.)	61	55	116	55	62	117	250	250	500

Under Year 2030 no-build and total projected conditions, all the approaches and their critical movements are projected to continue operating the same existing levels of service during both peak hours with increases in delay of less than five seconds over the existing conditions. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the development and no roadway improvements or traffic control modifications are required.

Based on the above traffic count information and the two separate access points into the site, the proposed Kiddie Academy development would not significantly impact the overall traffic volume at the development site.

Sincerely,

Adam Firsel - Manager
Core Bartlett KA, LLC

CC:

Brad Joseph
Adam Bell



Agenda Item Executive Summary

AGENDA ITEM: Residences at Bartlett Station

BOARD OR COMMITTEE: Committee

BUDGET IMPACT

Amount \$N/A

Budgeted \$N/A

Fund: N/A

Corresponding Activity Measure: **Implementation of TOD plan and Downtown Overlay District**

EXECUTIVE SUMMARY

Ordinance 2021-74 granted a special use permit and plan approvals for the Residences of Bartlett Station Planned Unit Development. In July 2024, the Village Board granted a one (1) year extension requiring the construction of the first floor above grade must begin by July 16, 2025 or the Village Board would have the ability to revoke the PUD approvals.

Construction did not start on the project and while the PUD approvals have lapsed, the formal nullification of the approvals must be confirmed by an ordinance adopted by the Village Board.

ATTACHMENTS (PLEASE LIST)

Memo, letter from Blink Builders, LLC

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Attract developers to invest in the downtown area

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 Village Board
- Resolution
- Ordinance
- Motion

Staff: Kristy Stone, PDS Director

Date: August 11, 2025



A Professional Corporation
140 South Dearborn Street, Suite 600
Chicago, IL 60603
www.ancelglink.com

Kurt S. Asprooth
kasprooth@ancelglink.com
(P) 312.604.9139
(F) 312.782.0943

MEMORANDUM

To: Mayor Gunsteen & Village Board of Trustees
Village of Bartlett

From: Kurt S. Asprooth, Village Attorney

Subject: Residences at Bartlett Station Zoning Expiration

Date: August 11, 2025

On August 19, 2025, the Village Board will discuss the expiration of the zoning approvals for the apartment development known as the Residences of Bartlett Station (“*Apartment Development*”). The Residences at Bartlett Station is a proposed 90-unit apartment development located at the southwest corner of East Railroad Avenue and South Berteau Avenue, comprising approximately 1.87 acres (the “*Subject Property*”).

The Subject Property was previously owned by the Village. The Village entered into an agreement (the “*PSA*”) to sell the Subject Property to MMAJ, LLC (“*Developer*”) in 2020 for the Apartment Development. On August 17, 2021, the Village Board approved Ordinance 2021-74, which granted a special use permit and planned development approvals for the Residences at Bartlett Station PUD (the “*PUD Approvals*”). The PSA and the Development Agreement were subsequently amended several times, and the Developer’s deadline to commence construction on the Apartment Development was extended into July of 2024.

In July of 2024, the Developer submitted a request to extend the deadline to commence construction for an additional one (1) year period. The Village Board granted this extension pursuant to Ordinance 2024-67. The Developer’s deadline to commence construction was extended to July 16, 2025. To date, the Developer has not commenced construction on the Apartment Development, and the Developer has not submitted any further extension request.

Section 10-9-11(A) of the Bartlett Zoning Ordinance requires construction in accordance with a final PUD plan to commence within one year (or within any extended period approved by the Village Board) or the PUD approvals are rendered null and void. Further, Section 3 of Ordinance 2024-67 provides that the PUD Approvals will be revoked and become null and void if the Developer does not commence construction by July 16, 2025.

While the PUD Approvals have lapsed, the formal nullification of the PUD Approvals must be confirmed by an ordinance adopted by the Village Board. Once the Village Board approves the nullification of the PUD Approvals, any future development of the Subject Property will require new zoning entitlements. That process would require new public hearings at the Planning and Zoning Commission, and the Village Board would ultimately have to vote to approve any new zoning entitlements for the Subject Property.

Blink Builders, LLC

134 Bartlett Plz

Bartlett, IL 60103

(847) 921-9200

Email: crmadison@gmail.com

August 12, 2025

Village of Bartlett

Board of Trustees

228 S. Main St.

Bartlett, IL 60103

Re: Residences @ Bartlett Station - 279 E. Railroad Ave., Bartlett, IL 60103

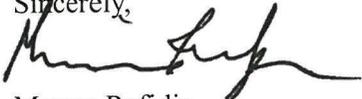
Please allow this correspondence to reiterate that I do want to proceed with moving forward with this project but ultimately it is the decision of the Board. I have numerous times shown the Board my commitment to starting this project and have a track record with the Village of completing all my projects ahead of schedule at the Streets of Bartlett Shopping Center. I completed the renovations of the Center within an 18 month period along with bringing in more than 30 new businesses to the Center that brought growth and energy to the downtown area. The residents of Bartlett and surrounding communities are able to enjoy the Center's variety of businesses on a daily basis. We were able to make the Streets of Bartlett a landmark Center after accomplishing the deal with Aldi, which took a lot of effort and sacrifices from all parties to make this happen after Aldi's interest in coming to Bartlett for more than 25 years. We were able to do this by working together as a team.

I believe this building will bring life to downtown Bartlett and will be the catalyst to draw more developers to build in Bartlett and create more population in the Village which is a win/win for everyone. My reservation has always been about my choice of trades that I should be able to use, union or non-union, it needs to be based on competitive bids so the project can be profitable.

This project is to benefit the Village and the residents of Bartlett, it will not help anyone by cancelling the PUD approvals. I have 4 contractors that I am ready to move forward with that can get me to completing up to the first floor within a 6 month period and with these 4 contractors there is a cost savings of \$3 Million dollars vs. the union bids, which does not make financial sense for a developer. Please note that I have submitted these bids to Mayor Gunsteen and they are available upon request.

As previously stated, I am ready to start as soon as possible. I appreciate your consideration of reconsidering your vote on this matter which will be a victory for the entire community. I do understand this is the Boards decision and in the event the Board cancels the PUD approvals, as a developer, I will look at other available options for this land that can help the Village and the community.

Sincerely,



Manny Rafidia