



Village of Bartlett  
Planning and Zoning Commission  
November 2, 2023

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

Roll Call

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

Also Present: Daniel Harper, Village Planner, Andrew Barna, Associate Planner

Approval of Minutes

A motion was made to approve the October 5, 2023 meeting minutes.

Motioned by: J. Miaso  
Seconded by: G. Koziol

Roll Call

Ayes: G. Koziol, J. Miaso, J. Battermann, M. Werden  
Nays: None  
Abstain: M. Sarwas, J. Kapadoukakis

The motion carried.

Public Forum

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



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**(#23-07) YLM Logistics – Brewster Creek Business Park, Lot 22B**

Site Plan

Special Use Permit – trailer and semi-trailer storage

**PUBLIC HEARING**

**The following exhibits were presented:**

**Exhibit A – Pictures of Signs**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

The petitioner, **Mike Keough**, Triumph Design Build, 425 Martingale Rd, Suite 1280, Schaumburg, IL came forward and was sworn in by **M. Werden**. **M. Keough** stated that they are requesting approval of a site plan and special use permit for truck parking and storage at Lot 22B. This will be a trucking office facility. We have separate car parking. We have submitted the site plan, elevations, floor plans, photometrics and landscape plans. We have been working with the Planning and Development Services Department on the landscape plan to make sure that it fits in well with the surroundings. **M. Werden** it seems that most of this is moving along as far as staff is concerned. **D. Harper** yes, everything that has been submitted as far as the site plan, elevations, photometric, and landscape plans are all within code. **M. Werden** asked, once this is approved, when do you plan to start building? **M. Keough** stated, with the weather, it is hard to predict, but probably in the spring. We are ordering materials and will be applying for a building permit. **M. Werden** everything seems to be in order. **J. Batterman** asked, was there a traffic analysis done for this? **D. Harper** answered, it was determined that there was no need for traffic analysis for this at this time. **M. Werden** how many trucks do you anticipate will be coming and going in a day? **M. Keough** there is potential for a few dozen trucks a day in and out. We have 2 loading docks for unloading material and a handful of drive-in bays for the trucks for light maintenance. These are not long-haul trucks. **M. Werden** what are the anticipated business hours? **M. Keough** it will be normal business hours, 7 am to 5 or 6 pm. **M. Werden** will there be any overnight activity? **M. Keough** no. **J. Batterman** will the truck maintenance be done inside the facility. **M. Keough** yes, it will be done inside. Outside is just parking. There is no engine bay. It would just be light maintenance. Anything major would go to a different facility.

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

**J. Miaso** made a motion to pass along a **positive recommendation** to the Village Board to approve case **(#23-07) YLM Logistics – Brewster Creek Business Park, Lot 22B** for the Site Plan and Special Use Permit for trailer and semi-trailer storage subject to the conditions and findings of fact outlined in the staff report.

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

**Motioned by: J. Miaso**

**Seconded by: M. Sarwas**



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Roll Call

Ayes: J. Kapadoukakis, G. Koziol, J. Miaso, M. Sarwas, J. Battermann, M. Werden

Nays: None.

The motion carried.



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**(#23-09) AGI Trucking – Brewster Creek Business Park, Lot 15N**

Site Plan

Special Use Permit – trailer and semi-trailer storage

**PUBLIC HEARING**

The following exhibits were presented:

**Exhibit A – Pictures of Signs**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

The petitioner, **Mike Keough**, Triumph Design Build, 425 Martingale Rd, Suite 1280, Schaumburg, IL came forward and was sworn in by **M. Werden**. **M. Keough** stated that they are requesting approval of a site plan for a facility with office space and warehouse and a special use permit for truck parking and storage at Lot 15N. There would be separate parking for cars and the larger parking lot would be for the trucks. The layout of the building has a small office area and loading docks for unloading product with drive-in truck bays for light maintenance. **J. Batterman** asked, what typed of trucks would be backing up to Munger Road? **M. Keough** those would be empty trailers. There is a fair amount of traffic that goes down Munger Road. What are you doing for the aesthetics there? **M. Keough** there would be a line of evergreen trees along Munger Road. We are prepared to beef that up so that there is not as much daylight between the trees and the screening is more complete. **G. Koziol** will there be any overnight parking? **M. Keough** yes. **M. Sarwas** would this also be about the same amount of traffic with a couple of dozen trucks in and out during the day? **M. Keough** yes, they are similar sized facilities. This is a little smaller than the YLM Logistics project.

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

**J. Miaso** made a motion to pass along a **positive recommendation** to the Village Board to approve case **(#23-09) AGI Trucking – Brewster Creek Business Park, Lot 15N** for a Site Plan and Special Use Permit for trailer and semi-trailer storage subject to the conditions and findings of fact outlined in the staff report.

**Motioned by: J. Miaso**

**Seconded by: G. Koziol**

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

**Roll Call**

**Ayes: J. Kapadoukakis, G. Koziol, J. Miaso, M. Sarwas, J. Battermann, M. Werden**

**Nays: None.**

**The motion carried.**



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**Old Business/ New Business**

**D. Harper** we do not anticipate any cases for December. We will probably see one or two cases in January. **G. Koziol** is there any update on the vacant gas station at 555 W. Lake Street? **D. Harper** I will research that and let you know.

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

**Motioned by: M. Sarwas**

**Seconded by: J. Miaso**

**Motion passed by unanimous voice vote.**

**The meeting was adjourned at 7:16 pm.**