

MINUTES OF THE APPEARANCE REVIEW COMMISSION
December 15, 2025

The regular meeting of the Appearance Review Commission was called to order by Commissioner Kollman at 4:12 p.m. at the Village Hall, 118 W. Cook Avenue.

Commissioner Galo made a motion, seconded by Commissioner Flader, to appoint Commissioner Kollman as Chair Pro-tem for the December 15, 2025, Appearance Review Commission Meeting.

Members Present: Chair Pro-tem Mike Kollman, Brian Enochs, Tom Flader, Les Galo, Kevin Neuendank, and Dale Villiard.

Members Absent: None.

A quorum was established.

Village Staff Present: Wil Richardson, Planner.

Commissioner Neuendank made a motion, seconded by Commissioner Enochs, to approve the November 17, 2025, Appearance Review Commission meeting minutes, as written.

Motion carried 6 - 0.

OLD BUSINESS:

**ARC 25-31 John Walters, JLL, Authorized Agent for AIREIT Technology IC, LLC,
Property Owner; AHEAD, Tenant
901 Technology Way**

Request is for new building facades and landscaping.

Mr. John Walters, JLL, presented the proposal for new building facades and landscaping. Mr. Walters explained that the last time the project was before the Appearance Review Commission, the applicant presented the cooling tanks, cooling towers, chiller building, and screening proposals. At that meeting, the Appearance Review Commission requested additional information on the proposed landscaping and the colors and materials of the equipment and screening wall.

Chair Pro-tem Kollman asked if the applicant could go over the changes.

Mr. Walters explained that several new renderings were created showing what the cooling towers and screening walls will look like on the site. He noted the existing trees that will be removed and presented several different perspectives of the proposed changes, indicating existing and proposed conditions.

Mr. Walters stated that the proposed chiller building will be painted a dark gray to match the building. Mr. Walters showcased the color palette they intend to use and showed several images of what each piece of equipment will look like.

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Mr. Walters explained that the team prepared a tree survey of the site to determine how to replace the trees being removed. He stated that four trees will be removed and replaced with seven trees in accordance with the tree ordinance. He indicated the location of the proposed trees.

Mr. Mike Windhauser, Martin & Associates, explained that the landscaping plan was designed to support the screening of the cooling tanks with the property lines in mind. The plan includes evergreen plantings alongside the western open space to block the line of sight from west to east.

Chair Pro-tem Kollman asked if all of the trees will be installed along the west property line. Mr. Windhauser confirmed that the trees will be installed along the west property line.

Commissioner Villiard asked if this addressed the last staff comment. Mr. Wil Richardson, Planner, stated that staff acknowledges landscaping has been installed to the west, but it does not appear that the landscaping will screen the cooling towers. Staff is requesting additional screening of the cooling towers.

Commissioner Neuendank asked if staff is looking for additional trees. Mr. Richardson stated that additional trees or redistribution of the proposed trees would work, with more trees preferred where possible.

Mr. Walters pointed out the southern property line and explained that they could not move the tree plantings further south.

Mr. Adam Marks, RTM, explained that trees located near the cooling towers would create a significant maintenance issue. He stated that the cooling towers would draw in light debris from nearby trees, which would be difficult for AHEAD to manage. Mr. Marks stated that the cooling towers must be set back six feet from the building to address the first staff comment. Mr. Marks stated that the cooling towers can be painted a different color to address the second staff comment but will be the manufactured color shown.

Commissioner Enochs asked why staff requested a different color. Mr. Richardson stated that staff requested clarification because the screening wall and chiller building are proposed to be gray to match the building, and staff was uncertain if the cooling towers would be a color that matches the building.

Mr. Marks asked if staff could show the previous cooling towers shown on Google imagery. Mr. Marks stated that the proposed cooling towers would be the same color as those.

Commissioner Neuendank asked which properties will be able to see the project. Mr. Richardson showed the Commission the surrounding properties using aerial imagery.

Chair Pro-tem Kollman stated that the rendering shows the building as a much darker color than the cooling towers, but noted that this appears to be inaccurate.

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Commissioner Enochs stated that he sees no issue with the proposal because the subject property has minimal visibility.

Chair Pro-tem Kollman agreed but stated that it would still be helpful for the equipment to match the building. He asked the applicant if the cooling towers are intended to match the building in color. The applicant stated that this difference was due to the computer rendering and that the cooling towers will be a white color that matches the building.

Commissioner Villiard stated that maintenance would be easier if the cooling towers are not painted.

The applicant stated that the physical dimensions of the cooling towers have not changed.

Chair Pro-tem Kollman asked for clarification on the rendering showing a perspective from Technology Way.

The applicant stated that the rendering was included to show that the equipment has minimal impact on the view from Technology Way.

Commissioner Flader made a motion, seconded by Commissioner Enochs, to recommend the application. This motion was revised by Commissioner Neuendank.

Commissioner Neuendank made a motion, seconded by Commissioner Enochs, to recommend the Village Board of Trustees approve the application for new building facades and landscaping at 901 Technology Way, with the following conditions: 1) There is a note shown on the plans, at the time of permit application, indicating the minimum clearance between the cooling tower and the building; and 2) The cooling tower may be a manufactured white color.

Motion carried 6 - 0.

NEW BUSINESS:

None.

COMMUNICATIONS AND DISCUSSION:

With no further discussion, Commissioner Enochs moved, and Commissioner Villiard seconded a motion to adjourn.

Motion carried 6 - 0.

Meeting adjourned at 4:27 p.m.