

Armstrong World Industries

Libertyville Plant

1821 Industrial Dr.

Libertyville, IL 60048

Appearance Review Window Project

Narrative – Green Tab

Rendering Current State Future State – Blue Tab

Plot of Survey – Yellow Tab

Architect Drawings- Purple

Appearance Review Application

Property Authorization - Pink

1. New Building Construction, Exterior Remodeling, and Additions

a) *Narrative*. A narrative is required containing a description of the proposal.

The Armstrong Libertyville Manufacturing site – Also known as MRK Industries, would like to add five (5) additional exterior windows to the face of the building. These windows will add more interior light to our engineering and estimating offices. We try to improve the quality of our employees where possible and feel by adding these windows will allow additional natural light for our engineering staff.

b) *Site Plan*. A site plan is required containing the following information:

- Scale and north arrow. (***See: Plat of Survey and architectural drawings***).
- Proposed ingress and egress to the site, including on-site parking area(s), parking stalls and adjacent streets.
- Delineate traffic flow with directional arrows.
- Location of all existing (to remain) and proposed buildings on the site

c) *Elevations*. Complete elevations of all proposed construction and related elevations of existing structures (if any), are required containing the following information:

Scale.

- All signs to be mounted on the elevations
- Type, color and texture of all primary materials to be used

2. Landscaping

a) *Narrative*. A narrative is required containing a description of the proposal.

Our landscaping contractor will be responsible for the removal of one (1) bush located in front of the building.

b) *Site Plan*. A site plan is required containing the following information: 6

Scale and north arrow

- Proposed ingress and egress to the site, including on-site parking area(s), parking stalls and adjacent streets. Delineate traffic flow with directional arrows.
- Location of all existing (to remain) and proposed buildings on the site
- Calculations for determining the required number of trees to be placed within the proposed parking area, as well as the designation of required buffer screens (i.e. landscaping, fencing, etc.) between the parking area and adjacent property
- Existing landscaping to remain and proposed new landscaping shall be differentiated along with the type, size, number and spacing of all plantings

3. Signs

a) *Narrative*. A narrative is required containing a description of the proposal.

Not applicable, we do not have any exterior signage on the building.

b) *Free-standing Signs*.

- A site plan is required containing the following information:
 - (a) Scale and north arrow.
 - (b) All property and street pavement lines.
 - (c) Location of existing and proposed landscaping.
 - (d) Location of all buildings on the site.
 - (e) Location and height of all existing (to remain) and proposed signs on the site, showing proposed setbacks for sign from property lines.
- A scaled drawing of each face of the proposed free-standing sign is required showing the following information:

(a) All size specifications, including the size of letters and graphics.

(b) Description of sign and frame materials and colors.

c) *Wall Signs*.

- An elevation drawn to scale of the entire wall of the building to which the sign is to be fixed, correctly locating the proposed sign(s)
- A scaled drawing of each face of the proposed wall sign is required showing the following information:

- (a) All size specifications, including the size of letters and graphics.
- (b) Description of sign and frame materials and colors.
- (c) Floor plan with scale and dimensions indicated.

4. Lighting:

- a) *Narrative.* A narrative is required containing a description of the proposal.

Not applicable, we do not have any exterior lighting that would be affected on the building.

- b) *Site Plan.* A site plan is required containing the following information:

- • Scale and north arrow
- • All property and street pavement lines
- • Location and height of all existing (to remain) and proposed buildings on the site

• Proposed ingress and egress to the site, including on-site parking area(s), parking stalls and adjacent streets. Delineate traffic flow with directional arrows.

- • Location of all existing (to remain) and proposed lighting standards, complete with photometric (foot-candle) diagram

- c) *Lighting Standard Drawing.*

A scaled drawing of the proposed lighting standard(s) is required and should contain the following information:

Not applicable, we do not have any exterior lighting that would be affected on the building.

- • All size specifications, materials and colors
- • Information on lighting intensity (number of watts, photometric diagram, etc.)

APPEARANCE REVIEW APPLICATION

VILLAGE OF LIBERTYVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
200 EAST COOK AVENUE
LIBERTYVILLE, IL 60048
(847) 918-2028
(847) 367-5148 (Fax)

DATE: 12/2/2024



| | |
|---|--|
| <u>REQUESTED ACTION(S) (check all that apply)</u> | |
| <input type="checkbox"/> Building Facades | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage |
| <input checked="" type="checkbox"/> Other | <u>New Windows - Project No. 22229</u> |

TO THE VILLAGE PRESIDENT, VILLAGE BOARD OF TRUSTEES AND THE APPEARANCE REVIEW COMMISSION OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

The applicant(s) Harry Castaneda, Plant Manager represents that they are the OWNER , AUTHORIZED AGENT (please check correct term) of the property commonly known as: (street address) 1821 Industrial Drive, Libertyville, IL

If someone other than the applicant(s) has the title to the property, please provide a written statement from the owner(s) which acknowledges and consents to this request.

The property is now classified under the Libertyville Zoning Code and is located in the I-1 Limited Industrial District.

Signed by:
Harry Castaneda
BARCOA5B313A40Z
applicant/representative signature

Harry Castaneda
1821 Industrial Drive
Libertyville, IL 60048
address of applicant/representative

847-996-3849
phone number

hcastaneda@armstrongceilings.com
e-mail

NOTE! If several parties are involved with the project (i.e., architect, engineer, consultant, etc.), please attach a list including the names, addresses and phone numbers of such parties. This application must be complete before it will be accepted by the Village.

VILLAGE OF LIBERTYVILLE
PROPERTY OWNER'S AUTHORIZATION
FOR ARC

DATE: 12/2/2024

I, BREIT Industrial HS Property Owner LLC, Owner of the
Property Owner

property located at 1811-1821 Industrial Drive, Suite 1821, Libertyville, Illinois, do hereby
Address/Location

authorize Harry Castaneda , Plant Manager to represent me in the following
Authorized Agent

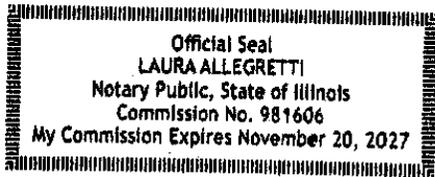
ARC matter(s), Appearance Review for Permit - Armstrong MRK New Windows - Project No. 22229
Action(s)

in the Village of Libertyville.

Laura Allegretti
Notary Signature

DocuSigned by:
Robert Damrat
70F0A473FEF3481
Managing Director, Authorized Signatory

(SEAL)



BREIT Industrial HS Property Owner LLC
Property Owner Name, Printed

BREIT Industrial HS Property Owner LLC
c/o Link Logistics Real Estate LLC
277 Park Avenue, 46th Floor, New York, NY 10172
Address

O: 312-810-8581
Phone Number

Legend of Abbreviations

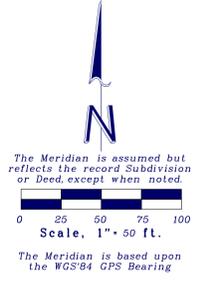
N. - North
S. - South
E. - East
W. - West
N.E. - Northeast
S.E. - Southeast
S.W. - Southwest
N.W. - Northwest

Rec. - record
Meas. - measured
Doc. - Document
SQ.FT. - square feet
R.O.W. - Right of Way



A.L.T.A.-A.C.S.M. LAND TITLE
Survey
R. E. DECKER, P.C.
LAND SURVEYORS
114 E. COOK AVE., LIBERTYVILLE, ILLINOIS 60048
847-362-0091 FAX 847-362-0119 mail@deckersurvey.com

VICINITY MAP



LOT 8 IN LIBERTYVILLE CENTER FOR INDUSTRY, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 1854594, AS CORRECTED BY CERTIFICATE OF CORRECTION RECORDED ON SEPTEMBER 20, 1977 AS DOCUMENT NO. 1867066, IN LAKE COUNTY, ILLINOIS.

Commonly known as: 1819-1821 INDUSTRIAL DRIVE, LIBERTYVILLE, ILLINOIS.



First American Title Insurance Company
National Commercial Services

File No.: NCS-719937-CH2

1. Effective Date: February 20, 2015

EXCEPTIONS FROM COVERAGE - Part Two:

- General real estate taxes for the year(s) 2014, 2015 and subsequent years. The first installment of the 2013 taxes in the amount of \$36,028.21 is paid. The final installment of the 2013 taxes in the amount of \$36,028.21 is paid. The 2014 and 2015 taxes are not yet ascertainable or payable. Permanent Index Number: 10-12-201-003. If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.
NOT ADDRESSED
- Building Set Back Line as shown on the plat of Libertyville Center For Industry recorded as document no. 1854594. (Affects the East 50 feet)
AS SHOWN HEREON
- Utility Easement and the provisions therein as shown on the plat of Libertyville Center For Industry recorded as document no. 1854594. (Affects South 5 feet)
AS SHOWN HEREON
- Railroad Easement and the provisions therein as shown on the plat of Libertyville Center For Industry recorded as document no. 1854594. (Affects North 12.5 feet)
AS SHOWN HEREON
- Rights of Soo Line Railroad Company, a Minnesota corporation, its successors and assigns to construct, maintain and operate a railroad spur track upon and over a strip of land comprising a part of the Northwest Quarter of the Northeast Quarter of Section 12, Township 44 North, Range 10 East of the Third Principal Meridian as granted by instrument recorded June 2, 1967 and recorded as document no. 1338756.
DOCUMENT NOT SUPPLIED
- Terms, conditions and provisions as contained in a Declaration of Protective Covenants for Libertyville Center for Industry recorded August 1, 1977 as document no. 1854595.
DOCUMENT NOT SUPPLIED
- Existing unrecorded leases, if any, and rights of all parties claiming thereunder.
NOT ADDRESSED

TABLE A ITEM 3: Flood Zone Designation
Upon inspection of FIRM Rate Map Community Panel No. 17070C-0142-K with an effective date of September 18, 2013, the parcel shown hereon lies within a Zone "X" (areas outside of the 500 year Flood Plain).

TABLE A ITEM 6b: No Zoning Data is shown on Title Commitment

TABLE A ITEM 10a: No Party Walls observed on or near the property

TABLE A ITEM 16: No observed current earth work or building additions

TABLE A ITEM 17: No observed evidence of recent street/sidewalk repairs

TABLE A ITEM 18:

STATE OF ILLINOIS } ss
COUNTY OF LAKE }

TO First American Title Insurance Company
TO HSRE Fund IV Holding Company, LP
TO Doke Family Limited Partnership, an Illinois limited partnership

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 7b, 8, 9, 10, 11a, 13, 14, 16, 17, and 18 of Table A thereof.

By: _____
Professional Land Surveyor

This Professional service conforms to the current Illinois minimum standards for a "Boundary Survey."

Compare the Description on this Plat with your Deed and Title; also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof.

ORDER NO. 15-185
ORDERED BY: Kathleen Henson, Att'y
FIELD WORK COMPLETED: 03-30-2015
REVISIONS: _____



| Legend | |
|--------|---|
| | Proposed Contour |
| | Existing Contour |
| | Proposed Elevation |
| | Existing Elevation |
| | Existing Deciduous Tree with Trunk Diameter |
| | Existing Conifer with Trunk Diameter |
| | Remove Tree |
| | Wood Utility Pole |
| | Overhead Utility Line |
| | downspout with splash |
| | downspout connected |
| | Communication |
| | Electric |
| | Gas |
| | Sanitary |
| | Storm |
| | Water |
| | Utility markers and lines shown in corresponding colors |
| | Underground Utility Marker |

WITHOUT A RAISED SEAL
PLAT IS NOT VALID

PROFESSIONAL DESIGN
R.E. DECKER, P.C.
184-3086
Libertyville, IL
STATE OF ILLINOIS
expires 4-30-15



CURRENT STATE



FUTURE STATE - VISUALIZATION