

APPEARANCE REVIEW APPLICATION

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

DATE: 12/5/2025



<u>REQUESTED ACTION(S) (check all that apply)</u>	
<input type="checkbox"/> Building Facades	<input type="checkbox"/> Lighting
<input checked="" type="checkbox"/> Landscaping	<input type="checkbox"/> Signage
<input checked="" type="checkbox"/> Other <u>Screening of ice storage equipment</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) John Walters, JLL, on behalf of tenant AHEAD represents that they are the OWNER , AUTHORIZED AGENT (please check correct term) of the property commonly known as: (street address) 901 Technology Way.

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 O-2 District.

John F. Walters
applicant/representative signature

John F. Walters

200 E. Randolph Drive, Chicago, IL 60601
address of applicant/representative

(312) 961-6746
phone number

john.walters@jll.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: October 24, 2025

I, AIREIT Technology IC LLC, Owner of the
Property Owner

property located at 901 Technology Way, Libertyville, IL, do hereby
Address/Location

authorize Michael Lebar to represent me in the following
Authorized Agent

ARC matter(s), Review of tenant AHEAD's plan for liquid cooling system improvement screening
Action(s)

in the Village of Libertyville.

Tiffany Yvonne Geisert
Notary Signature

[Signature]
Property Owner Signature



MICHAEL LEBAR
Property Owner Name, Printed

18W140 BUTTERFIELD RD, OAK BROOK
Address

630 - 365 - 7559
Phone Number



RE: Village of Libertyville, IL Architectural Review Commission (ARC) Submission Narrative

Property Location: 901 Technology Way, Libertyville, Illinois

Submitted by: AHEAD

Submission Date: December 5, 2025

Ahead, tenant of the entire property, requires improvements to this site to meet their business objectives. These new exterior improvements include the installation of a containerized chiller plant, evaporative cooling tower, and thermal ice storage tanks at the southwest and west sides of the building. The addition of thermal ice storage tanks along the west property set-back will include installation of a 10'-0' opaque wall to screen the tanks from the west, south, north, and on the east side that extends north up until the building line. As requested during the ARC 11/17 hearing, we have revised and expanded our submission to include the following:

- The tree removal and remediation Landscape Plan, including location, caliper, and species.
- The cooling towers that would be installed, drawn to scale.
- The chiller container that would be installed, drawn to scale and color.
- The screening wall selection and color.

An ice storage system is a type of cooling and conditioning system that creates and stores ice at night when electricity demand and rates are lower. We are installing one primarily to reduce peak electrical demand on the utility grid and lower operating costs. By using the stored ice to provide cooling during the day when the grid is under maximum stress and electricity is most expensive (peak hours), the system shifts a significant portion of the cooling load from day to night. This strategy of load shifting helps stabilize the grid, avoids high peak-demand charges, and utilizes less expensive off-peak energy, leading to substantial utility savings and a more balanced community grid.

To accommodate the proposed new cooling tower dimensions and required air flow around the proposed new cooling towers, as indicated in the attached diagram, the following five existing trees at the southwest corner of the building would need to be removed:

- 640 – Sugar Maple
- 641, 642, 643 – Austrian Pine
- 644 – Norway Spruce

In accordance with the Village of Libertyville's Tree Ordinance, we will replace these trees with Norway Spruce and would be installed at locations along the west property line to enhance screening for the adjacent property to the west. See submission for more details including locations, species, and tree caliper.



VIEW FROM TECHNOLOGY WAY - PROPOSED



VIEW FROM TECHNOLOGY WAY - CURRENT



CAUTION: THIS SHEET IS NOT TO BE REPRODUCED

THESE ESTIMATES AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK WITHOUT THE WRITTEN CONSENT OF WARE MALCOMB. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

MC-102 <small>DATE: 10/20/2018 12:01 PM</small>	MECHANICAL SITE PLAN <small>NO. 1</small> <small>DATE: 10/20/2018</small>	901 TECHNOLOGY WAY, LIBERTYVILLE, ILLINOIS, 60048	 engineering consultants <small>WARE MALCOMB IS A WARE MALCOMB COMPANY</small>	<small>State of Illinois Design Firm Registration No. 224-000000</small> WARE MALCOMB <small>ARCHITECTURE CIVIL ENGINEERING PLANNING BUILDINGS INTERIORS BUILDING MANAGEMENT</small>	<small>1310 22nd St. #110 Oak Brook, IL 60521 P: 630.218.0083</small>
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ANTICIPATED CHILLER BUILDING.
EXTERIOR MATERIAL SHALL BE ALUMINUM SIDING AND FINISH
SHALL BE DARK GREY TO MATCH CURRENT BUILDING FACADE.



ANTICIPATED SCREENWALL.
MATERIAL SHALL BE ALUMINUM AND FINISH SHALL BE DARK GREY
TO MATCH CURRENT BUILDING FACADE.

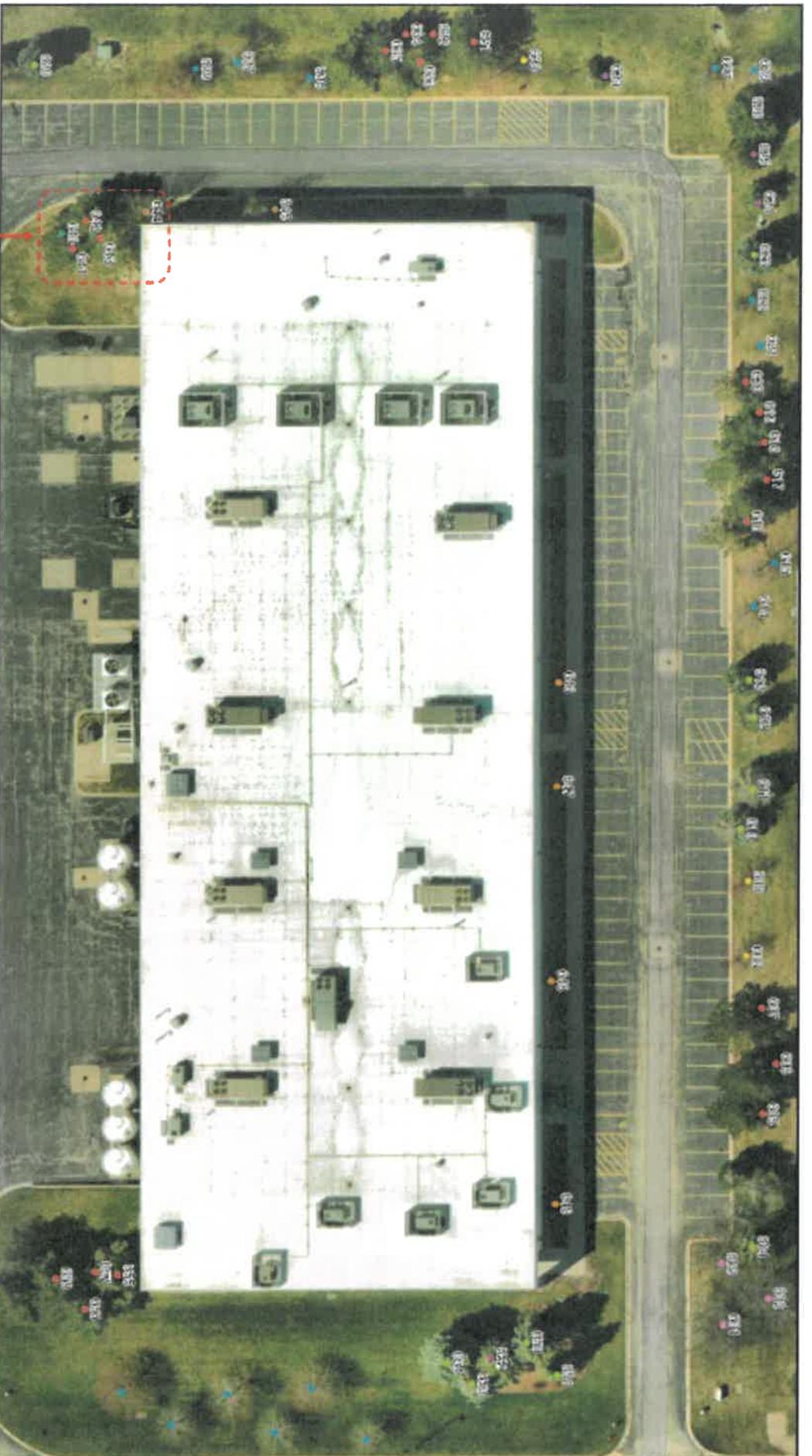


ICE STORAGE TANKS

CAUTION: THIS SHEET IS NOT TO SCALE. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

MC-105	MECHANICAL EQUIPMENT EXAMPLES <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; height: 20px;"> </td> <td style="width: 50%; height: 20px;"> </td> </tr> <tr> <td style="width: 50%; height: 20px;"> </td> <td style="width: 50%; height: 20px;"> </td> </tr> <tr> <td style="width: 50%; height: 20px;"> </td> <td style="width: 50%; height: 20px;"> </td> </tr> <tr> <td style="width: 50%; height: 20px;"> </td> <td style="width: 50%; height: 20px;"> </td> </tr> </table>									901 TECHNOLOGY WAY, LIBERTYVILLE, ILLINOIS, 60048		Ware Malcomb <small>Sheils of Illinois Design Firm Registration No. 184-004208</small> ARCHITECTURE CIVIL ENGINEERING PLANNING SEASONS INTERIORS BUILDING MEASUREMENT <small>1315 22nd St. #410 Oak Brook, IL 60521 P.630.231.0003</small>

901 Technology Way Tree Inventory



9/30/2025

901TechnologyWay_Tree_Points

- Austrian pine
- Red maple
- Blue spruce

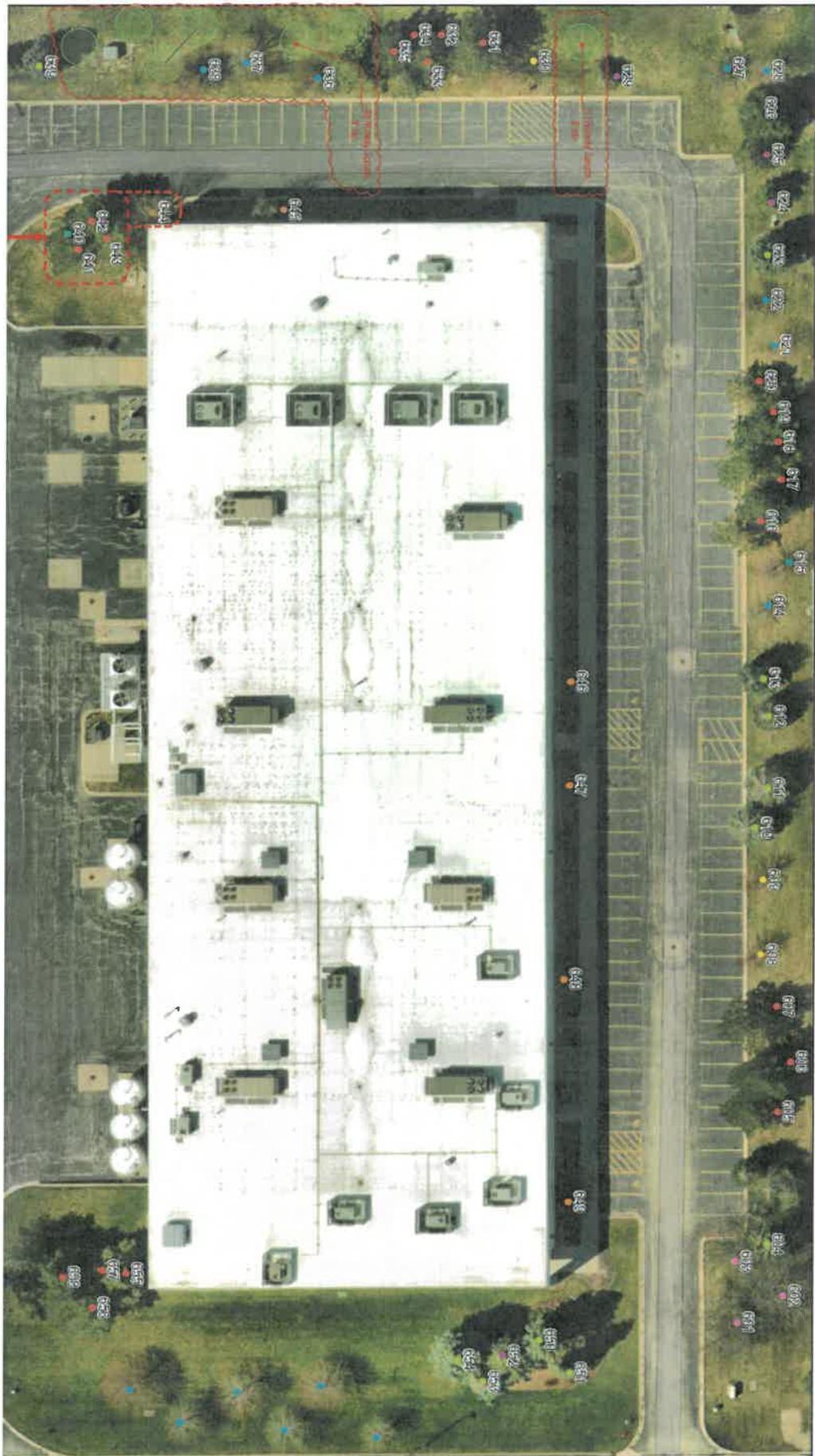
- White spruce
- Serviceberry
- Freeman maple
- Honeylocust
- Norway maple
- Sugar maple
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 80cm Imagery
- High Resolution 30cm Imagery
- Clickons
- 15cm Resolution Metadata

These 5 existing trees shown in red outline would need to be removed to provide required clearance for air flow and maintenance around the proposed evaporative cooling towers. The (5) trees would be replaced per the landscape plan prepared by Martin Associates dated 11/24/2025

Tree Survey prepared on September 31, 2025 by:
 ServATree Consulting Group
 Dextera Ayala, TRAO | Consulting Arborist
 18 (947) 418-7029 | dognatal@servatree.com



Source: Serv. Tomlin, Garmin FGC, NOAA, USGS, and Environmental Systems, and the US Dept. of Commerce, NOAA, Lake County, IL, GIS, 8/19/2025.



Tag #	Common Name	Botanical Name	Size
611	Large Maple	Acer saccharum	4"
612	American Elm	Ulmus americana	15"
613	Red Maple	Acer rubrum	12"
614	White Birch	Betula papyrifera	12"

Planting Time	Botanical Name	Size	Qty/3'
Common Name	Plant Name	8"tr	7
Number of Plants	Plant Name	8"tr	7



Scale: not to scale
 Date: 11/11/25
 Rev: 1
 11/24/25

James Martin Associates, Inc. hereby warrants the accuracy and reliability of the information contained herein. This warranty is limited to the information provided herein and does not extend to any other information. All information is provided as is and without warranty. The user assumes all responsibility for the use of this information.



AHEAD TECHNOLOGIES
 901 Technology Way, Libertyville Illinois

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Martin Associates
MA