

# 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

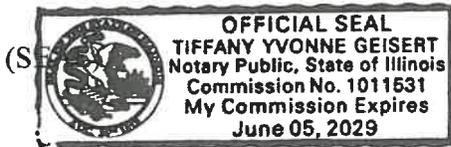
authorize Michael Lebar to represent me in the following  
Authorized Agent

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:

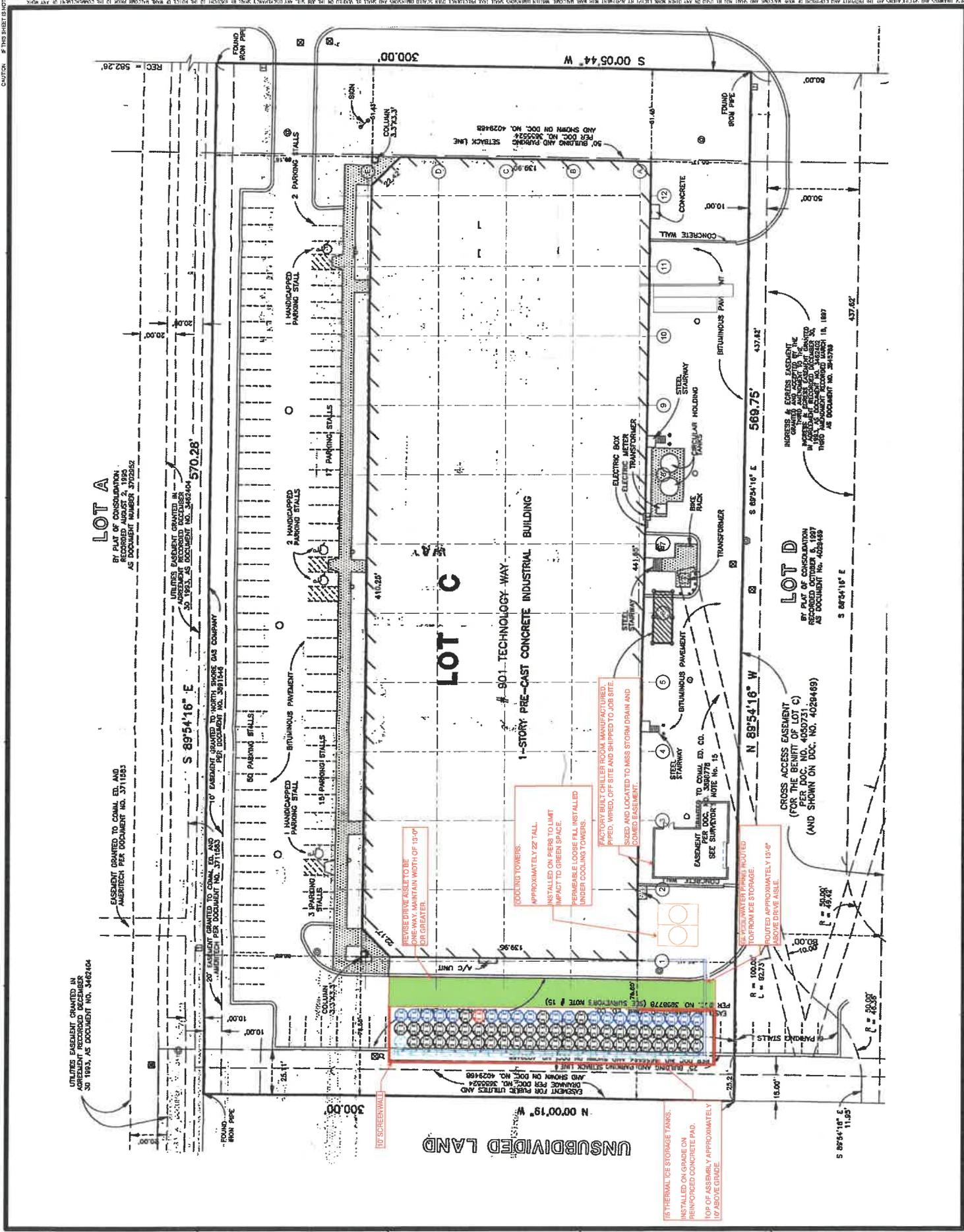
- The tree removal and remediation Landscape Plan, including location, caliper, and species.
- The cooling towers that would be installed, drawn to scale.
- The chiller container that would be installed, drawn to scale and color.
- The screening wall selection and color.

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.



CAUTION: IF THIS SHEET IS NOT PRINTED AT A REDUCED PRINT SCALE, DIMENSIONS AND LOCATIONS OF MECHANICAL EQUIPMENT SHALL BE MEASURED FROM THE 801 TECHNOLOGY WAY SETBACK LINE TO THE POINT OF MEASUREMENT. IF ANY MEASUREMENTS ARE TAKEN FROM THE 801 TECHNOLOGY WAY SETBACK LINE TO THE POINT OF MEASUREMENT, THE MEASUREMENT SHALL BE TAKEN FROM THE 801 TECHNOLOGY WAY SETBACK LINE TO THE POINT OF MEASUREMENT.



CAUTION: IF THIS SHEET IS NOT PRINTED AT A REDUCED PRINT

**WARE MALCOMB**  
1313 SOUTH W. 41ST  
CHICAGO, IL 60608  
ARCHITECTS  
PLANNERS  
ENGINEERS  
LANDSCAPE ARCHITECTS  
INTERIORS  
EXHIBIT DESIGN  
7 000 218 0000



**901 TECHNOLOGY WAY,**  
LIBERTYVILLE, ILLINOIS, 60048

MECHANICAL EQUIPMENT EXAMPLES

DATE	APPROVE
BY	JANUARY
NO.	00000000
PROJECT	CHICAGO 1313

**MC103**



**VIEW FROM SOUTH NEIGHBORING PROPERTY - CURRENT**



**VIEW FROM SOUTH NEIGHBORING PROPERTY - PROPOSED**

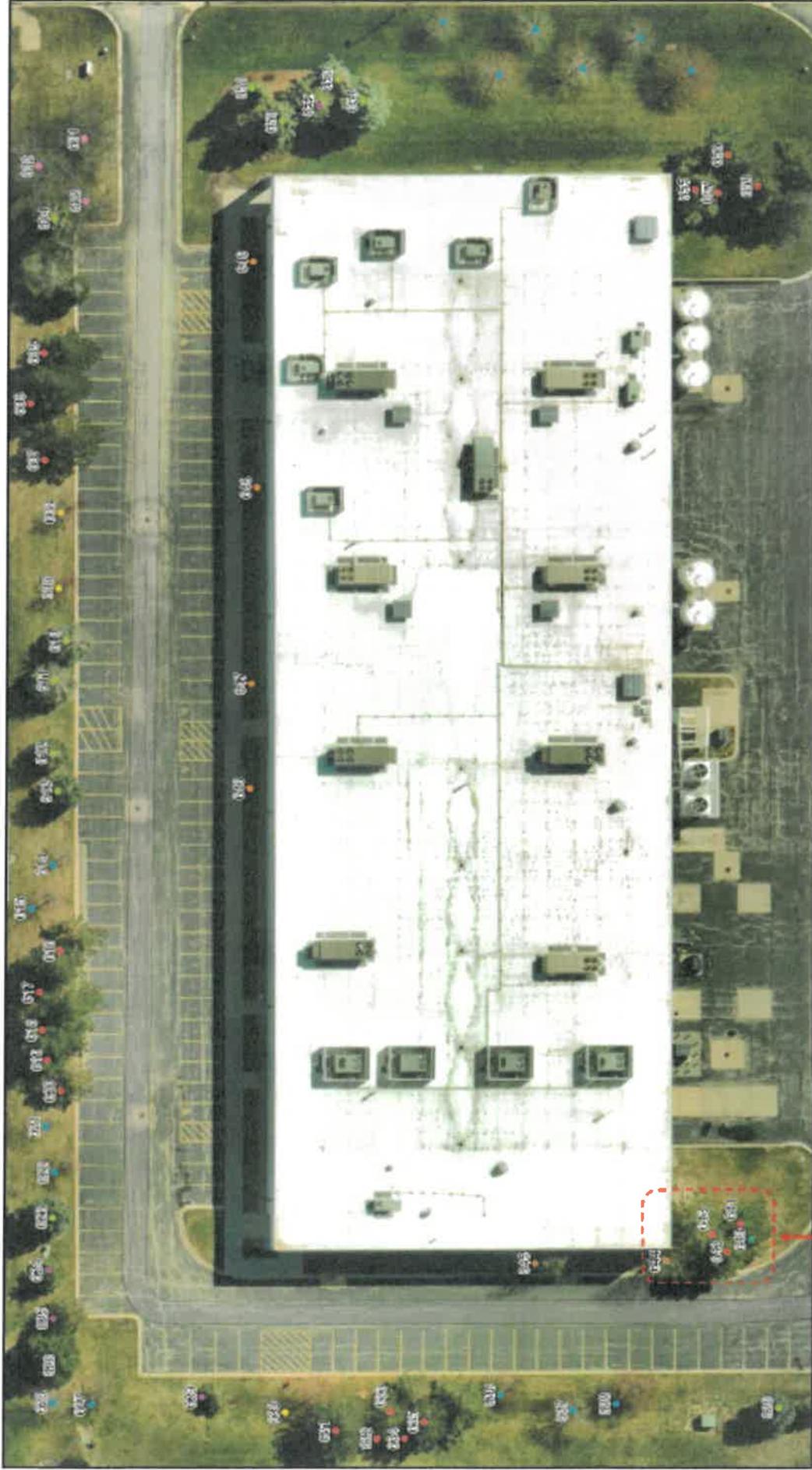








# 901 Technology Way Tree Inventory



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
- Citations
- 15cm Resolution Metadata

**These 5 existing trees shown in red outlines 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**

Source: Esri, DeLorme, Garmin, FRC, NOAA, USGS, Intel, OpenStreetMap contributors, and the GIS User Community, Esri, Lake County, CA, Mapbox, Mapbox

**Tree Survey prepared on September 21, 2025 by:**  
 SevATree Consulting Group  
 Debrae Ayala, TRAQ | Consulting Arborist  
 1818471-618-7029 | ayala@sevatree.com

