



Architectural Review Board  
April 15, 2020  
5:15 Caucus  
5:30 p.m. Meeting

The Glenwillow Architectural Review Board Meeting was conducted by video conference using ZOOM. The meeting was open to the public to view live using code 500908526. The link to the meeting was available on the Village website.

Mayor Cegelka called the meeting to order at 5:30 p.m.

Present: Mayor Mark Cegelka, Tim Hauptert, Jerry Eisen, Barb DiBacco, Roberto Pinedo

Others present: CBO Bob Rodic, Engineer Mike Henry, CESO Project Manager Jennifer Hunter, Scott Uher, David Stecker, Vice President JLL

**Motion by Jerry Eisen seconded by Barb DiBacco to approve the minutes of the November 20, 2019 Architectural Board of Review Meeting.  
Yeas—Mayor Cegelka, Hauptert, DiBacco, Eisen**

**4 yeas – 0 nays  
1-abstain- Pinedo  
Motion carried**

**NEW BUSINESS:**

**REQUEST FOR DESIGN APPROVAL OF EXTERIOR ALTERATIONS AND MODIFICATIONS OF 43500 VICTORY PARKWAY, WRP GLENWILLOW, LLC:**

CBO Bob Rodic reported; The applicant, WRP Glenwillow LLC, owner of the property, represented by CESO Inc. are requesting design a approval for exterior alterations and modifications to the existing 434,000 square foot structure located at 43500 Victory Parkway. The property is zoned General Industrial District. The application includes a written narrative from the project architect describing the scope of work on each of the elevations, a site plan, a floor plan, exterior elevations depicting the alterations and modifications, images of the existing elevations and images with the blue band superimposed on the upper portion of the structure.

CESO Project Manager Jennifer Hunter presented renderings of the project on the screen and explained the project. Associates working at the facility will be parking inside the building. To enable access for the personal vehicles, two overhead openings will be added just south of the existing bump out feature. A slight rearrangement of the exterior parking and landscaping will be required. To enter the building, delivery vans will enter the building by driving down Victory Parkway and using an existing ramp and overhead door on the south side. Vans will exit the building through two new overhead doors on the west end, just north of the existing bump out feature. The north side will be the office core area for associates and a break room. The knockout areas on the building will be replaced by glass storefront windows. The outside of the building will have a blue stripe at the top of the building.

Barb DiBacco questioned if there will be extra ventilation in the building since vehicles will be parked inside. Jennifer responded; exhaust fans, CO2 monitors and other precautions are will be installed. These systems will be hidden on the north side of the roof and screened.

Barb questioned if there will be signage. Jennifer commented; signage will be applied for at a later date and done through the vendor.

Jerry Eisen questioned if there will still be loading docks. Jennifer responded; loading docks will be at the far east end at the north facade.

Mayor Cegelka questioned how often trucks come and go from the facility. Scott Uher commented; semis will come in at night and unload the product into the space. The vans will be loaded and go out every 30 minutes starting in the morning in two shifts. During peak there will be 3 shifts.

Tim Haupert questioned if there was traffic study conducted. Engineer Mike Henry responded; a traffic study and the site improvements have been submitted to the Planning Commission for review.

**motion by Roberto Pinedo seconded by Tim Haupert request for design approval of exterior alterations and modifications of 43500 Victory Parkway, WRP Glenwillow, LLC.**

**Yeas—Cegelka, DiBacco, Haupert, Eisen, Pinedo**  
**Nays—None**  
**5 yeas – 0 nays**

**Motion carried**

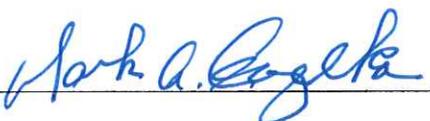
OLD BUSINESS:

None

Bob Rodic reported the Planning Commission has 4 applications that will be heard on April 29<sup>th</sup> from the clients representative regarding the same project. The conditional use will be part of a Public Hearing. The applications include the site plan, landscape plan and a lot consolidation plan.

There being no further business to come before the Architectural Review Board, motion by Tim Haupert second by Barb DiBacco to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned 6:02 p.m.



Architectural Review Board



Lori A. Pepera  
Clerk of Council