

**I. CALL TO ORDER:**

Chairman Tom Baldoni called the meeting to order at 7:00 p.m.

**II. ROLL CALL:**

Present were Chairman Tom Baldoni, Commissioners JoLynn Seifert, Joel Davies, Marvin Warner, Donna Martin, and Laura Lemajeur.

Also, present were Community Development Director Tim Scott, members of the Opus Design-Build team, and the owner of Chicago Logistic Service.

**III. APPROVAL OF AGENDA:**

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Martin to approve the Agenda as presented. Motion was approved by acclamation.

**IV. APPROVAL OF MINUTES: Meeting of June 8, 2021**

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to approve the minutes of June 8, 2021. Upon roll call, motion was approved.

**AYES:** Commissioners Seifert, Davies, Warner, Martin, Lemajeur, and Chairman Baldoni

**NAYS:** None

**V. QUESTIONS FROM THE AUDIENCE:** There were none.

**VI. UNFINISHED BUSINESS:** There was none.

**VII. NEW BUSINESS:**

**A. ARC2021-11 – 701 Wesemann Drive – Consideration of Site and Exterior Appearance Plans for Light Industrial Development by Opus**

Director Scott noted that the approximately 7.44-acre subject property was the last light industrial lot of the Oakview Corporate Park (OCP) to be developed. He added that there is a remaining commercially-zoned approximately 2.5-acre lot to the south of the subject property with Main Street/Route 72 frontage owned by another party.

The Opus team walked through its plans for development on behalf of Chicago Logistic Service (CLS), highlighting building design, site access, landscaping, and lighting. Noted was the capacity of the site to see the initial 50,000 square foot building expanded to approximately 90,000 square feet.

The owner of CLS addressed the ARC and shared the nature of his warehousing and distribution business, the company's trajectory, their move from Elgin to West Dundee, and his

desire to see this planned facility to be their home for the long haul. He also shared his passion for sustainability with an emphasis on materials recycling.

Director Scott highlighted his work with the design team on the landscape plan, noting the addition of berms topped with evergreen trees to screen potential truck/trailer parking on the north end of the subject site. He added that this work also resulted in the addition of columnar shade trees to soften the building's west elevation and the importance of their use given the highly-visible location of the subject building/lot at the OCP's entrance.

Noted was that building and/or site signage would be submitted under separate application.

Commissioners expressed their support for the proposal and thanked Opus for their professionalism and high-quality work throughout the development of the OCP.

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Davies to Approve the Proposed Code-compliant Site Plan, Building Elevations, Landscaping, and Site Lighting for Opus' Build-to-Suit for Chicago Logistic Service to be Located at 701 Wesemann Drive in the Oakview Corporate Park

**AYES:** Commissioners Seifert, Davies, Warner, Martin, Lemajeur, and Chairman Baldoni

**NAYS:** None

**VIII. CHAIRPERSON'S REPORT :** There was no report.

**IX. REPORTS & QUESTIONS FROM COMMISSIONERS:** There were no reports.

**X. STAFF REPORTS:** There was no report.

**XI. ADJOURNMENT:**

**MOTION:** Moved by Commissioner Warner and seconded by Commissioner Seifert to adjourn the Appearance Review Commission meeting. Upon roll call, the motion was approved.

**AYES:** Commissioners Seifert, Davies, Warner, Martin, Lemajeur, and Chairman Baldoni

**NAYS:** None

The Appearance Review Commission meeting adjourned at 7:45 p.m.

Respectfully submitted,



Timothy J. Scott, AICP, CNU-A  
Community Development Director