



ZONING BOARD OF APPEALS

Monday, February 23, 2026 at 7:00 PM

Village Hall Board Room 118 W. Cook Avenue Libertyville, IL 60048

AGENDA

1. **Roll Call**
2. **Approval of Minutes** - None
3. **Old Business**
 - A. None.
4. **New Business**
 - A. **ZBA 26-02**, Aston Villa Land Partners LLC, Applicant. 30532-30568 N. Harris Road. Public Hearing to consider a request for a variation to increase the maximum building height for the principal building in order to construct a new industrial building along with other site improvements for property located in an I-1 Limited Industrial and O-2 Office, Manufacturing and Distribution Park District.

ZBA 26-03, Aston Villa Land Partners LLC, Applicant. 30532-30568 N. Harris Road. Public Hearing to consider a request for a variation to reduce the required parking lot setback along Peterson Road in order to construct a new industrial building along with other site improvements for property located in an I-1 Limited Industrial and O-2 Office, Manufacturing and Distribution Park District.

ZBA 26-04, Aston Villa Land Partners LLC, Applicant. 30532-30568 N. Harris Road. Public Hearing to consider a request for a variation to reduce the Perimeter Landscape Open Space requirements in order to construct a new industrial building along with other site improvements for property located in an I-1 Limited Industrial and O-2 Office, Manufacturing and Distribution Park District.

ZBA 26-05, Aston Villa Land Partners LLC, Applicant. 30532-30568 N. Harris Road. Public Hearing to consider a request for a variation to increase the maximum permitted sign area for a wall sign on a new industrial building for property located in an I-1 Limited Industrial and O-2 Office, Manufacturing and Distribution Park District.

ZBA 26-06, Aston Villa Land Partners LLC, Applicant. 30532-30568 N. Harris Road. Public Hearing to consider a request for a variation to increase the maximum permitted number of ground signs from one (1) to two (2) for a new industrial building for property located in an I-1 Limited Industrial and O-2 Office, Manufacturing and Distribution Park District.

Any individual who would like to attend this meeting but because of a disability needs some accommodation to participate should contact the ADA Coordinator at 118 W. Cook Avenue, Libertyville, IL 60048, 847-362-2430.

Assistive listening devices are available.

ZBA 26-07, Aston Villa Land Partners LLC, Applicant. 30532-30568 N. Harris Road. Public Hearing to consider a request for a variation to reduce the interior landscape requirement for a truck staging lot from 10% to 0% for a new industrial building for property located in an I-1 Limited Industrial and O-2 Office, Manufacturing and Distribution Park District.

ZBA 26-08, Aston Villa Land Partners LLC, Applicant. 30532-30568 N. Harris Road. Public Hearing to consider a request for a variation to omit the parking lot screening requirements for a new industrial building for property located in an I-1 Limited Industrial and O-2 Office, Manufacturing and Distribution Park District.

5. **Staff Communications and Discussion**
6. **Public Comment** - Limited to 3 minutes per person
7. **Adjournment**