



BOARD OF TRUSTEES MEETING

Tuesday, March 10, 2026 at 7:00 PM

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

AGENDA

1. **Roll Call**
2. **Public Comment** | *Other Items Not on the Agenda and Limited to three (3) minutes per person*
3. **Omnibus Vote Agenda**
 - A. Summary of Omnibus Vote Agenda Items
 - B. Approval of Minutes of the February 24, 2026 Village Board Meeting
 - C. Bills for Approval
 - D. Consideration of an Ordinance Amending the Number of Class B Liquor Licenses-Kozy Restaurant
 - E. Consideration of a Resolution for Closure of Streets for the Libertyville High School Annual Homecoming Parade and Use of Village Property
 - F. Consideration of a Resolution to Authorize Consulting Fees With True North Consultants for Environmental Services
 - G. Consideration of a Confirming Resolution to Approve an Agreement with ComEd for the Relocation of Electrical Services for the Police Station Project – 200 E Cook Avenue
 - H. Consideration of a Resolution to Waive Competitive Bidding and Accept the Proposal from ACK-Temp Mechanical Services Inc. to Replace Two HVAC Units at the Adler Arts Center
 - I. Consideration of a Resolution to Approve Change Order No. 1 with McDonough Mechanical Services Inc. for the Adler Pool Heater #2 Replacement Project
 - J. Consideration of an Ordinance Approving an Amendment to the Planned Development Final Plan - 700 E. Park Avenue

REGULAR AGENDA

4. REPORT OF THE PLAN COMMISSION PC 26-05, Text Amendment PC 26-06, Special Use Permit ABJ Ventures, LLC, Applicant 1419 Peterson Road

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.

- 5. A) REPORT OF THE PLAN COMMISSION PC 26-03, Preliminary Plat of Subdivision PC 26-04, Site Plan Permit Aston Villa Land Partners LLC, Applicant 30532-30568 N. Harris Road

B) REPORT OF THE ZONING BOARD OF APPEALS ZBA 26-02, Variation of Building Height ZBA 26-03, Variation of Parking Lot Setback ZBA 26-04, Variation for Perimeter Landscaped Open Space ZBA 26-05, Variation for Permitted Sign Area ZBA 26-06, Variation for Number of Ground Signs ZBA 26-07, Variation of Interior Landscape Requirement ZBA 26-08, Variation for Parking Lot Screening Aston Villa Land Partners LLC, Applicant 30532-30568 N. Harris Road

- 6. A) REPORT OF THE PLAN COMMISSION PC 26-07, Text Amendment – Smoking Supplies Retailers, Village of Libertyville, Applicant

B) Consideration of an Ordinance Amending Sections 26-5-2 and 26-5-3 of the Libertyville Zoning Code Regarding Permitted Uses Relating to Miscellaneous Store Retailers in the C-1 Downtown Core Commercial District and C-2 Downtown Community Commercial District – Smoking Supplies Retailers

- 7. **Mayor's Update**
 - A. Petitions and Communications

- 8. **Village Administrator Update**

- 9. **Executive Session**

- 10. **Adjournment**

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.



VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date: March 10, 2026
Agenda Item: Omnibus Vote Agenda
Staff Recommendation: Approve items on Omnibus Vote Agenda
Staff Contact: Kelly Amidei, Village Administrator

Background:

- A. Summary of Omnibus Vote Agenda Items
- B. Approval of Minutes of the February 24, 2026 Village Board Meeting
- C. Bills for Approval
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- E. Consideration of a Resolution for Closure of Streets for the Libertyville High School Annual Homecoming Parade and Use of Village Property
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**Omnibus Vote Agenda Motion: “I move to adopt the items listed on the Omnibus Vote Agenda in a single group pursuant to the omnibus vote procedures of the Libertyville Municipal Code, subject to the conditions identified, if any, in the agenda supplements for such items.”*

BOARD OF TRUSTEES MEETING

Tuesday, February 24, 2026 at 7:00 PM
Village Hall Board Room 118 W. Cook Avenue Libertyville, IL 60048

MINUTES

1. Roll Call

Mayor Johnson called to order a meeting of the Board of Trustees at 7:00 p.m. Those present were Mayor Donna Johnson, Village Trustees Scott Adams, Pete Garrity, Kara Macdonald, and Andrew Herrmann. Trustees Matt Krummick and Casey Rooney were absent. Also in attendance were Village Clerk Margaret Clark, and Village Attorney Hart Passman.

-Employee Recognitions

Nolan Ahlgrim -5 years

Firefighter Nolan Ahlgrim was hired by the Village on February 1st, 2021 as a Firefighter/Paramedic. Nolan has quickly gained respect from other members and has taken responsibility for several roles within the department. He has served on the Department's Training Committee for over a year. He has also been an active member of MABAS Division 4 & 5 Technical Rescue Specialized Response Team since November of 2022. In July of 2025, Nolan earned his Company Fire Officer certification from the State Fire Marshall's Office. Most recently, he completed the Lieutenants Promotional Process and earned a spot on the Final Eligibility Register. This is a big achievement for a firefighter with only five years in the Department. Nolan is a valuable member of our Fire Department. His positive attitude and energy benefits Libertyville Fire in many ways. Congratulations on five years, Nolan.

Kyle Lamprich-5 years

Firefighter Kyle Lamprich was hired by the Village on February 1st, 2021 as a Firefighter/Paramedic. He has been an active member of MABAS Division 4 & 5 Hazardous Materials Specialized Response Team since November of 2024. Kyle is currently working on his Company Fire Officer certification through the State Fire Marshals Office. He is a well-respected member of the Fire Department that enjoys training and teaching our newer firefighters and students that are studying to become firefighters. Congratulations on five years, Kyle.

2. Public Comment | *Limited to three (3) minutes per person*

Mayor Johnson asked for public comment for items not on the agenda:

Marie Deutschmann 1038 Crabtree Ln has lived in Greentree subdivision for 44 years. She was dismayed to find out that a dispensary was proposed. The plan for this location was to house a dispensary and another undisclosed business. She noticed that many existing dispensaries have smoke shops in neighboring spaces. This is not what she wants our children to see or new people entering our community. If a dispensary was being proposed at the entrance to your neighborhood, would you vote yes? She encouraged the Board to follow the unanimous decision of the Planning Commission.

Tom Snarski 418 Greentree Parkway is here to express his opposition to the proposed dispensary. This site is too close to residential homes and parks. He sees children getting on and off buses nearby to the proposed location. There are more suitable locations that would minimize

the impact on our community while still allowing the business to exist. He asked the board to deny this proposal.

Mary Kate Albrecht 517 Hemlock Ln she said we often hear that a dispensary is an important economic engine in a community. However, the state of Illinois has data that shows another. As of June 2025, Lake Co has the highest number of dispensaries in IL (per person). Lake Co is the most saturated market. Shows sales have plateaued. The market plateaued in 2023. We are looking at a mature market where sales are not surging. The windfall is increasingly diluted. The need is being met elsewhere, and we do not need this, she said. Ms. Albrecht asked the Board to look at the state's own evidence and deny this proposal.

3. Omnibus Vote Agenda

A. Summary of Omnibus Vote Agenda Items

Mayor Johnson presented the Omnibus Vote Agenda and asked if there were any items requested for removal by the Village Board or any Board questions on items. There were none.

Trustee Garrity asked that Item I be pulled for separate discussion.

B. Approval of Minutes of February 10, 2026 Village Board Meeting

C. Bills for Approval

D. **RESOLUTION NO. 26-R-24:** A Resolution Approving the First Amendment to the Lease Agreement Between the Village of Libertyville and the Libertyville Girls Softball Association

E. **RESOLUTION NO. 26-R-25:** A Resolution Approving the Purchase and Installation of Audio and Streaming Equipment from Pace Systems, Inc.

F. **RESOLUTION NO. 26-R-26:** A Resolution Approving an Agreement with Comcast Business Communications, LLC, of Philadelphia, Pennsylvania, for Internet Service

G. **ORDINANCE NO. 26-O-13:** An Ordinance to Approve a Memorandum of Agreement (MOA) for the Heavy Rescue Squad Transfer of Ownership from the Village of Libertyville to MABAS Divisions 4 & 5 Specialized Response Teams (SRT)

H. **RESOLUTION NO. 26-R-27:** A Resolution to Approve the American Public Works Association Re-Accreditation Agreement & Application

I. **RESOLUTION NO. 26-R-32:** A Resolution Approving the Award of a Contract for the Annual Parkway Tree Planting Program to Ringers Landscape Services of Crystal Lake, Illinois

J. **RESOLUTION NO. 26-R-28:** A Resolution to Accept the 2025 Annual Progress Report for the Municipal Separate Storm Sewer System (MS4) Program

K. **RESOLUTION NO. 26-R-29:** A Resolution to Award a Contract and Approve Change Order No. 1 with BS&T dba McCloud Aquatics for the Annual Lake, Pond & Lagoon Management Program

- L. **RESOLUTION NO. 26-R-30:** A Confirming Resolution to Approve Change Order No. 1 with Geary Electric, Inc. for the Annual Contractual Streetlight Maintenance Contract
- M. **RESOLUTION NO. 26-R-31:** A Resolution to Waive Competitive Bidding and Accept the Proposals from ACK-Temp Mechanical Services Inc. to Replace HVAC Units at Fire Station One and Fire Station Two
- N. ARC Report

Motion made by Trustee Adams to approve Omnibus Vote Agenda Items 3A-H, J-N. Seconded by Village Trustee Garrity.

Voting Yea: Village Trustee Adams, Village Trustee Garrity, Village Trustee Macdonald, Village Trustee Herrmann. The item was approved with a 4-0 vote.

ITEM 3I

Trustee Garrity said Libertyville is a designated Tree City and it is a point of pride. Over the last 25 years, the Village has had two waves of tree disease: Dutch Elm and Emerald Ash Boer - which knocked down a significant number of trees. The canopy is short nearly 1000 trees. We need to continue to replenish the trees that are missing and we are losing 110 trees per year. When the tree planting bid went out, the Village upped the caliper of the tree - which will give the tree a better chance at success. These trees are more expensive and when the bid came in, it was much higher than budgeted for. Staff, therefore, cut back on the number of trees to be included in this year's planting plan. Trustee Garrity is asking to amend this item to accept the \$119625 bid to continue to the aggressive tree plan that was originally in place vs. the bid of \$94000 which was revised to fit the budget.

Mayor Johnson summarized that this went through the bidding process. The selected contractor, Ringers, was the lowest bidder, but the total was much higher than the budgeted amount. Staff wanted to proceed with Ringers but with a less aggressive planting schedule that would fit the budget.

Trustee Macdonald asked Finance Director Joseph if the Village has the money to allocate to this. Director Joseph said the Village could cover this added cost and still present a balanced budget.

Motion made by Trustee Garrity to approve Item 3I, amended to increase the budgeted amount to \$119,625. Seconded by Village Trustee Adams.

Voting Yea: Village Trustee Adams, Village Trustee Garrity, Village Trustee Macdonald, Village Trustee Herrmann. The item was approved with a 4-0 vote.

REGULAR AGENDA

- 4. A) **ORDINANCE NO. 26-O-14:** An Ordinance Annexing Certain Territory Contiguous to the Village of Libertyville – 610 Peterson Road
- B) **ORDINANCE NO. 26-O-15:** An Ordinance Amending the Comprehensive Plan Map – 610 Peterson Road

C) **ORDINANCE NO. 26-O-16:** An Ordinance Rezoning Certain Property from the R-1 Single Family Residential District, IB Institutional Building District, and the C-3 General Commercial District to the R-7 Single-Family Attached Residential District – 610 Peterson Road

D) **ORDINANCE NO. 26-O-17:** An Ordinance Approving a Final Plat of Subdivision – 610 Peterson Road

E) **ORDINANCE NO. 26-O-18:** An Ordinance Approving a Planned Development Final Plan – 610 Peterson Road

F) **RESOLUTION NO. 26-R-33:** A Resolution Approving a Development Agreement – 610 Peterson Road

A) **ORDINANCE NO. 26-O-14:** Annexing Certain Territory Contiguous to the Village of Libertyville – 610 Peterson Road

The ordinance will approve annexing 13.824 acres of contiguous land, located in unincorporated Lake County, into the Village of Libertyville. The property represents the unincorporated portion of the total 42.1 acres for which Pulte Home Company, LLC is concurrently seeking final plan and plat consideration.

Staff recommends the Village Board approve the ordinance.

B) **ORDINANCE NO. 26-O-15:** Amending the Comprehensive Plan Map – 610 Peterson Road

The ordinance will approve an amendment to the Comprehensive Plan Future Land Use Map to change the classification of property from the “Single-Family Attached Residential,” “Institutional,” and “Destination Commercial,” classifications to the “Single-Family Attached Residential” classification. Pulte Home Company, LLC is proposing a mixed residential development comprised of 64 single family detached dwellings and 70 age-restricted duplex dwellings at 610 Peterson Road. The Village Board acknowledged and recommended approval of this request at the time of preliminary ordinance consideration on August 26, 2025, with the understanding that an ordinance would be drafted for the Village Board to approve concurrently with consideration of final plan and final plat.

C) **ORDINANCE NO. 26-O-16:** Rezoning Certain Property from the R-1 Single Family Residential District, IB Institutional Building District, and the C-3 General Commercial District to the R-7 Single-Family Attached Residential District – 610 Peterson Road

The ordinance will approve rezoning certain property from the R-1 Single Family Residential District, IB Institutional Building District, and the C-3 General Commercial District to the R-7 Single-Family Attached Residential District. Pulte Home Company, LLC is proposing a mixed residential development comprised of 64 single family detached dwellings and 70 age-restricted duplex dwellings at 610 Peterson Road. The Village Board acknowledged and recommended approval of this request at the time of preliminary ordinance consideration on August 26, 2025, with the understanding that an ordinance would be drafted for the Village Board to approve concurrently with consideration of final plan and final plat.

Staff recommends the Village Board approve the ordinance.

D) ORDINANCE NO. 26-O-17: Approving a Final Plat of Subdivision – 610 Peterson Road

The ordinance will approve a Final Plat of Subdivision at 610 Peterson Road. Pulte Home Company, LLC is proposing a mixed residential development comprised of 64 single family detached dwellings and 70 age-restricted duplex dwellings. The Village Board approved this request at their January 13, 2026, meeting with the understanding that an ordinance would be drafted for the Village Board to approve at their February 24, 2026, meeting.

Staff recommends the Village Board approve the ordinance.

E) ORDINANCE NO. 26-O-18: Approving a Planned Development Final Plan – 610 Peterson Road

The ordinance will approve a Planned Development Final Plan for the 42.1-acre property with the address 610 Peterson Road. Pulte Home Company, LLC is proposing a mixed residential development comprised of 64 single family detached dwellings and 70 age-restricted duplex dwellings. The Village Board approved this request at their January 13, 2026, meeting with the understanding that an ordinance would be drafted for the Village Board to approve at their February 24, 2026, meeting.

F) RESOLUTION NO. 26-R-33: A Resolution Approving a Development Agreement – 610 Peterson Road

The resolution will approve a Development Agreement with Pulte Home Company, LLC for a mixed residential development comprised of 64 single family detached dwellings and 70 age-restricted duplex dwellings at 610 Peterson Road. As part of the approval of the preliminary plat and conceptual plan for the development, the Village Board conditioned that the applicant enter into a development agreement with the Village which is intended to govern, restrict, and set conditions by which the property shall be used and developed.

Staff recommends the Village Board approve the Resolution.

The petitioner was present for questions.

Mayor Johnson asked for public comment on Agenda Item 4. There was none.

Mayor Johnson asked for Board comment:

Trustee Adams said there has been a lot of conversation about this and he is happy to see that it has moved forward, although not perfect with the traffic.

Trustee Macdonald had heard concerns about the quality of Pulte buildings about the quality and lack of urgency in addressing those for new homeowners. She asked the representative to comment on that as well as challenges some of the new residents may have with logging concerns on the Pulte portal.

The Pulte representative said he is uniquely positioned to speak on this; he has worked with homeowners and worked in their neighborhoods. There is a lot of noise online, but he assured the Board that the customer care team in IL does an exceptional job. They have to respond to concerns within 48 hours, and it is a high priority. Pulte also said they will work with residents to help them use the portal and are also available by phone.

Mayor Johnson asked if the onsite person during construction will be trained with the same sort of customer engagement that sales team is. The Pulte representative said there is training on both sides.

Trustee Herrmann said there are 20 houses for sale in Libertyville right now; and in the \$400-500k range, only seven. Trustee Herrmann said the Village desperately needs housing and this type of housing.

Motion made by Village Trustee Adams to approve the Ordinances reflected in items 4A-E and the Resolution 4F, Seconded by Village Trustee Macdonald.

Voting Yea: Village Trustee Adams, Village Trustee Garrity, Village Trustee Macdonald, Village Trustee Herrmann. The item was approved with a 4-0 vote.

- 5. Consideration of an Amendment to the Planned Development Final Plan for the Park Avenue Corporate Center – Extra Space Storage, Applicant 700 E. Park Avenue

Mayor invited the representative for the petitioner forward.

Extra Space Storage is requesting an amendment to the Planned Development Final Plan related to new signage at the Park Avenue Corporate Center at 700 E. Park Avenue. The applicant is requesting approval for the new wall signage that has been installed as part of a rebranding from Life Storage to Extra Space Storage. The amendment is required to modify terms of a previous amendment which increased the maximum permitted number of wall signs, and dictated that all signage be in compliance with a specific sign plan set. The proposed amendment reflects the updated sign plan set. The new signs are compliant with the other requirements of the previous Planned Development approval and associated amendments.

The applicant appeared before the Appearance Review Commission on June 16, 2025, and July 21, 2025. The Appearance Review Commission voted unanimously to recommend approval of the new sign package, subject to a condition that would allow a sign on the western elevation to remain, or if desired, be removed or modified to match the new color scheme.

Staff recommends that the Village Board approve the request for an Amendment to the Planned Development Final Plan in order to install new signage, subject to condition.

If the Board approves the Amendment to the Planned Development, an ordinance will be prepared for the next Board meeting.

Mayor Johnson asked for public comment on Agenda Item 5. There was none.

Motion made by Village Trustee Garrity to approve the Amendment, Seconded by Village Trustee Herrmann.

Voting Yea: Village Trustee Adams, Village Trustee Garrity, Village Trustee Macdonald, Village Trustee Herrmann. The item was approved with a 4-0 vote.

- 6. **ORDINANCE NO. 26-O-19:** An Ordinance Approving a Purchase and Sale Agreement for, and the Purchase of, Certain Real Property (1900 USG Drive)

The Village has been searching for a facility that is able to temporarily house the Police Department during the construction of the new station located at 200 E. Cook Avenue which is planned for demolition prior to reconstruction.

For the past year, staff has visited various sites throughout the Village to review options to lease space. The Department will need the space from approximately June 2026 through December 2027 (with an option to extend if needed). During this search, 1900 USG Drive was identified as space that was able to be sub-leased for this purpose. The building was subsequently listed for sale with a tenant that has approximately 10 years remaining on their lease.

Discussions with the property owner and the lessor have continued the last few months and the Seller has agreed to a sale price of \$4,200,000. The lessor is willing to buy-out the remainder of lease from the Village for the amount of \$1,500,000-\$1,200,000. (Negotiations for this are ongoing and will require approval of a separate agreement). Administrator Amidei stated that an agreement has been reached at \$1,400,000.

During the time the Police Department is occupying the building, the Village will review the option to locate recreational offices and programming space to this location once the Police Department moves into their new facility. This 16,004 square foot facility meets the needs of the temporary Police Department space and has many other amenities that will provide options for future use. The Village will use existing excess balance in the General Fund to make the purchase and approximately \$800,000 in temporary location costs will be saved in the New Building Fund.

Staff recommends approval of the Ordinance and to authorize the Village Administrator to execute the Purchase and Sales Agreement.

Mayor Johnson asked for public comment on Agenda Item 6. There was none.

Mayor Johnson asked for Board comment:

Trustee Garrity said this is a great forward-looking initiative. From a financial standpoint, this works out well to get a facility for the temp housing of police and then look longer term for Parks and Rec. He said he appreciates the flexibility the village has.

Mayor Johnson said there is high demand for real estate. With the purchase, we can recoup costs if the situation changes.

Trustee Macdonald said this is a win across the board. She is excited for Parks & Rec to get suitable working conditions.

Trustee Herrmann said staff did a great job finding a building with parking. Parks and Rec will absolutely shine.

Attorney Passman said that under state law, passing this Ordinance requires 2/3 vote of entire Village Board. Given the absence of Trustees Krummick and Rooney, Mayor Johnson will need to vote.

Motion made by Village Trustee Garrity to approve the Ordinance, Seconded by Village Trustee Adams.

Voting Yea: Village President Johnson, Village Trustee Adams, Village Trustee Garrity, Village Trustee Macdonald, Village Trustee Herrmann. The item was approved with a 5-0 vote.

7. Mayor's Update

A. Petitions and Communications

The Village Board will hold a Committee of the Whole at 8:00 a.m. on Saturday, February 28, 2026, for the annual Budget Workshop.

The Village Board will hold a Committee of the Whole at 6:00 p.m. on Tuesday, March 3, 2026, to continue the annual Budget Workshop.

The Plan Commission/Zoning Board of Appeals will meet at 7:00 p.m. on Monday, March 9, 2026.

The Village Board will meet at 7:00 p.m. on Tuesday, March 10, 2026 at Libertyville Civic Center 135 W Church St.

BOARD COMMENT

Trustee Adams congratulated staff on the Aaa bond rating.

Trustee Garrity said the new Aaa bond rating the Village received is a big point of pride. He is looking forward to working on budgets on Saturday, which will be followed by Frozen Fest in Cook Park. He is glad that Libertyville coordinated with the Fox Lake Park District on this event. Recreation Director, Pat Bodame, said Fox Lake is bringing 60 people on the train.

Trustee Macdonald said it feels like a weight has been lifted with the Pulte project and the temporary police station settled. She thanked the Finance Department and Admin staff for help with understanding next year's budget.

Trustee Herrmann said the Sunrise Rotary is hosting Second City on March 7th, and he encouraged all to attend.

Trustee Herrmann said a few words to honor his neighbor, Sarah O'Brien, who recently passed away. He said she was a remarkable woman and incredible leader.

Mayor Johnson noted the passing of Jim Ingdal, a very engaged resident, and John Chapman, who was active in the music ministry of St. Joe's for many years.

Mayor Johnson said the FY 2026-27 Budget is available online and it is searchable.

8. Village Administrator Update

Frozen Fest will be held this Saturday at Cook Park.

The Village received an updated bond rating Aaa- which is the highest rating available.

9. Executive Session

Executive Session: There is a need to go into Executive Session to discuss the following:

Appointment, employment, compensation, discipline, performance, or dismissal of employees - 5ILCS 120/2 (c)(1)

Collective bargaining negotiations-5 ILCS 120/2 (c)(2)

Motion made by Village Trustee Garrity to go into Executive Session at 8:02pm, Seconded by Village Trustee Macdonald.

Voting Yea: Village Trustee Adams, Village Trustee Garrity, Village Trustee Macdonald, Village Trustee Herrmann. The item was approved with a 4-0 vote.

Adjournment

With no further business to come before the Board, Village Trustee Garrity moved to adjourn at 8:25 pm, Seconded by Village Trustee Herrmann. The item was approved by unanimous voice vote.

Respectfully submitted,

Margaret Clark, Village Clerk



VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date: March 10, 2026

Agenda Item: Approval of Attached Bills

Staff Recommendation: Approve Payment

Staff Contact: Denise Joseph, Director of Finance

Summary of Funds

General Fund	\$703,149.88
Commuter Parking Fund	3,009.34
Concord Special Service Area	0.00
Foreign Fire Insurance Tax	1,368.31
General Bond & Interest	0.00
Hotel/Motel Tax Fund	8,931.63
Impact Fee Fund	0.00
Motor Fuel Tax Fund	0.00
New Building Fund	75,793.05
Park Improvement Fund	0.00
Project Fund	12,984.21
Public Building Improvement Fund	0.00
Stormwater Sewer Fund	11,651.90
Tax Increment Finance District	0.00
Technology Equipment/Replacement Service Fund	37,184.69
Tech Enhancements for Police and Fire	0.00
Timber Creek Special Service Area	94.78
Utility Fund	829,130.79
Vehicle Maintenance/Replacement Fund	21,977.72
Total - Accounts Payable	1,705,276.30
Total - Payroll 3/5/26	
(Salaries & Employer Paid Benefits)	957,399.58
Grand Total	\$2,662,675.88

The payment of the above listed funds has been approved by the Village Board of Trustees at a meeting held on March 10, 2026 and you are hereby authorized to pay them from the appropriate budgets.

Donna Johnson, Mayor

Attest:

Margaret Clark, Village Clerk

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LIBERTYVILLE

EXP CHECK RUN DATES 03/10/2026 - 03/10/2026

POSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number
Fund: 01 GENERAL FUND							
Department: 0000 GENERAL							
01-0000-0-155000	POSTAGE	QUADIEN FINANCE USA, I	POSTAGE ACCT #7900044	2/26	03/10/2026	1,000.00	None
01-0000-0-450000	BB-25-0082 - PB-25-0247	OPTIMUM CONSTRUCTION	Check Request For Bon	10/08/2025	03/10/2026	500.00	None
01-0000-0-450000	BB-25-0132 - PB-25-0564	SOURCE SOLAR	Check Request For Bon	10/17/2025	03/10/2026	500.00	None
01-0000-0-450000	BP-25-0015 - PI-25-0015	ALANIZ IRRIGATION	Check Request For Bon	02/25/2026	03/10/2026	500.00	None
01-0000-0-450000	BB-25-0098 - PB-25-0290	NORCON INC	Check Request For Bon	02/25/2026	03/10/2026	1,500.00	None
01-0000-0-450000	BB-25-0152 - PB-25-0746	CENTURY KITCHENS & BATH	Check Request For Bon	02/25/2026	03/10/2026	500.00	None
01-0000-0-450000	BB-25-0103 - PB-25-0423	LAZZARETTO CONSTRUCTION	Check Request For Bon	02/25/2026	03/10/2026	1,500.00	None
01-0000-0-450000	BB-25-0173 - PB-25-0793	PETERSON CONTRACTING SE	Check Request For Bon	02/25/2026	03/10/2026	1,500.00	None
01-0000-0-450000	BB-25-0141 - PB-25-0654	PHARMA LOGISTICS	Check Request For Bon	02/25/2026	03/10/2026	1,500.00	None
01-0000-0-450000	BB-25-0110 - PB-25-0464	NORMANDY CONSTRUCTION/B	Check Request For Bon	02/25/2026	03/10/2026	500.00	None
01-0000-0-450000	BB-25-0166 - PB-25-0777	NALEWAY GROUP	Check Request For Bon	02/25/2026	03/10/2026	500.00	None
01-0000-0-450000	BB-25-0170 - PB-25-0795	WINDFREE SOLAR CO	Check Request For Bon	03/04/2026	03/10/2026	500.00	None
01-0000-5-643000	AMBULANCE FEES	BLEICHMAN, JEREMY	AMBULANCE OVERPMT	24-E187700	03/10/2026	153.35	None
Total Department 0000 GENERAL						10,653.35	
Department: 0100 ADMINISTRATION/FINANCE							
01-0100-3-716000	VITAL RECORDS	ODP BUSINESS SOLUTIONS,	OFFICE SUPPLIES	40985703	03/10/2026	147.03	None
01-0100-3-721000	INTERGOVMTAL RISK MGMT AGENCY	IRMA	3-POL/FIRE BONDS-1-VL	301755	03/10/2026	10.00	None
01-0100-3-746000	EMPLOYEE PROGRAMS	TASC	FMLA-ADMIN FEES 4/26	IN3685435	03/10/2026	302.25	None
01-0100-3-746000	EMPLOYEE PROGRAMS	NPELRA	VIRTUAL TRAINING CLAS	23524	03/10/2026	295.00	None
01-0100-3-746000	EMPLOYEE PROGRAMS	NPELRA	VIRTUAL TRAINING CLAS	23523	03/10/2026	295.00	None
01-0100-3-746000	EMPLOYEE PROGRAMS	AMERICAN RED CROSS	CPR TRAINING-BUILDING	23128355	03/10/2026	336.00	None
01-0100-3-746000	EMPLOYEE PROGRAMS	AMERICAN RED CROSS	CPR TRAINING-PLANNING	23128355	03/10/2026	294.00	None
01-0100-4-710000	TELEPHONE	PEERLESS NETWORK, INC	SERVICE 2/26 & 3/26	92234	03/10/2026	181.38	None
01-0100-5-722000	POSTAGE	QUADIEN LEASING USA, I	POSTAGE MACHINE LEASE	Q2240785	03/10/2026	583.29	None
01-0100-5-723000	OFFICE SUPPLIES	NATIONAL NOTARY ASSOCIA	NOTARY RENEW PKG-HELG	1553625	03/10/2026	180.45	None
01-0100-5-723000	OFFICE SUPPLIES	NATIONAL NOTARY ASSOCIA	NOTARY RENEW PKG-HELG	1553625	03/10/2026	(1.45)	None
01-0100-5-723000	OFFICE SUPPLIES	BEAVER SHREDDING, INC.	SHREDDING	66693	03/10/2026	70.00	None
01-0100-5-723000	OFFICE SUPPLIES	ODP BUSINESS SOLUTIONS,	OFFICE SUPPLIES	40985703	03/10/2026	464.42	None
01-0100-5-726000	HOUTZ- SHRM MEMBERSHIP	SOCIETY FOR HUMAN RESOU	MEMBERSHIP DUES-HOUTZ	000233244	03/10/2026	299.00	None
01-0100-5-799000	MISCELLANEOUS	ILCMA	JOB POSTING-WWTP/FAC	6789	03/10/2026	150.00	None
01-0100-5-799000	MISCELLANEOUS	WCMA	JOB POSTING-FAC ASSIS	102420	03/10/2026	300.00	None
01-0100-5-799000	MISCELLANEOUS	APWA	JOB POSTING-WWTP/FAC	000929534	03/10/2026	50.00	None
Total Department 0100 ADMINISTRATION/FINANCE						3,956.37	
Department: 0201 ENGINEERING							
01-0201-3-728000	UTILITY PERMIT REVIEW SERVICES	KIMLEY-HORN AND ASSOCIA	UTILITY PERMIT REVIEW	168586451-0126	03/10/2026	2,610.00	None
01-0201-3-728000	ENGINEERING PLAN REVIEW SERVICES	KIMLEY-HORN AND ASSOCIA	WDO REVIEW-CELLULAR 1	168586454-0126	03/10/2026	525.00	None
01-0201-3-728000	ENGINEERING PLAN REVIEW SERVICES	KIMLEY-HORN AND ASSOCIA	WDO REVIEW - 1203 OAK	168586453-0126	03/10/2026	350.00	None
01-0201-3-728000	ENGINEERING PLAN REVIEW SERVICES	KIMLEY-HORN AND ASSOCIA	WDO REVIEW - COUNTY S	168586412-0126	03/10/2026	340.00	None
01-0201-3-728000	ENGINEERING PLAN REVIEW SERVICES	KIMLEY-HORN AND ASSOCIA	HOUSELINE REVIEWS	168586001-0126	03/10/2026	195.00	None
01-0201-3-728000	ENGINEERING PLAN REVIEW SERVICES	KIMLEY-HORN AND ASSOCIA	WDO REVIEW - 708 N MI	168586450-0126	03/10/2026	525.00	None
01-0201-5-706000	MATERIALS AND SUPPLIES	COMCAST	SERVICE 2/25/26-3/24/	8771101090506599	03/10/2026	60.57	None
01-0201-5-723000	OFFICE SUPPLIES	ODP BUSINESS SOLUTIONS,	OFFICE SUPPLIES	40985703	03/10/2026	54.91	None
01-0201-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	THE PICNIC BASKET	STAFF LUNCHEON	2/26	03/10/2026	100.61	None
01-0201-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	PADDOCK PUBLICATIONS, I	BID NOTICE-GARFIELD T	368924	03/10/2026	36.80	None
Total Department 0201 ENGINEERING						4,797.89	
Department: 0203 STREETS							
01-0203-2-720000	INSURANCE	MOE FRINGE BENEFITS	PW UNION MED/DENTAL I	4/26	03/10/2026	9,109.00	None

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number
Fund: 01 GENERAL FUND							
Department: 0203 STREETS							
01-0203-4-707000	STREETLIGHT ENERGY	COMMONWEALTH EDISON CO	SERVICE 1/26	1647415000/JAN26	03/10/2026	21.70	None
01-0203-4-707000	STREETLIGHT ENERGY	COMED	SERVICE 1/26	05080494000/JAN26	03/10/2026	1.30	None
01-0203-4-707000	STREETLIGHT ENERGY	COMMONWEALTH EDISON CO	SERVICE 1/26	0499591222	03/10/2026	114.59	None
01-0203-4-707000	STREETLIGHT ENERGY	COMMONWEALTH EDISON CO	SERVICE 1/26	4929406000/JAN26	03/10/2026	102.21	None
01-0203-4-707000	STREETLIGHT ENERGY	CONSTELLATION NEW ENERG	SERVICE 1/26	72309322601	03/10/2026	728.44	None
01-0203-4-707000	STREETLIGHT ENERGY	CONSTELLATION NEW ENERG	SERVICE 1/26	72309322601	03/10/2026	3,911.66	None
01-0203-4-707000	STREETLIGHT ENERGY	CONSTELLATION NEW ENERG	SERVICE 1/26	72309322601	03/10/2026	5,135.62	None
01-0203-4-707000	STREETLIGHT ENERGY	CONSTELLATION NEW ENERG	SERVICE 1/26	72309322601	03/10/2026	210.49	None
01-0203-5-706000	MATERIALS AND SUPPLIES	SUPERIOR INDUSTRIAL SUP	JANITORIAL SUPPLIES	224302	03/10/2026	1,087.00	None
01-0203-5-706000	MATERIALS AND SUPPLIES	MENARDS INC	DRILL BIT	45592	03/10/2026	11.98	None
01-0203-5-706000	MATERIALS AND SUPPLIES	ACE HARDWARE OF LIBERTY	MISC HARDWARE & SUPPL	622430	03/10/2026	271.95	None
01-0203-5-706000	MATERIALS AND SUPPLIES	MENARDS INC	TOOLS	45925	03/10/2026	74.82	None
01-0203-5-706000	MATERIALS AND SUPPLIES	MENARDS INC	4-POST	45801	03/10/2026	103.92	None
01-0203-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	DRIVING-TESTS.ORG	CDL TRAINING CLASS-ST	1920-5106	03/10/2026	150.00	None
01-0203-7-708000	STREETLIGHT MAINTENANCE	GEARY ELECTRIC INC	VERIFY BURIED CABLES	051088	03/10/2026	318.24	None
01-0203-7-708000	STREETLIGHT MAINTENANCE	GEARY ELECTRIC INC	STREETLIGHT MAINT 1/2	051025	03/10/2026	634.56	None
01-0203-7-708000	STREETLIGHT MAINTENANCE	GEARY ELECTRIC INC	STREETLIGHT MAINT 1/2	051025	03/10/2026	8,171.01	None
01-0203-7-708000	STREETLIGHT MAINTENANCE	GEARY ELECTRIC INC	REPLACE LT HEAD, PHOT	050960	03/10/2026	5,598.35	None
01-0203-7-708000	STREETLIGHT MAINTENANCE	GEARY ELECTRIC INC	RE-MOUNTED CROSSWALK	051109	03/10/2026	2,078.14	None
01-0203-7-712000	PUBLIC WORKS	CHI-TOWN CLEANING SERVI	CLEANING SERVICE 2/26	26-02-073	03/10/2026	268.00	None
01-0203-7-713000	ROADWAY MEDIANS	MILIEU DESIGN LLC	LANDSCAPING & MOWING	191779	03/10/2026	2,657.92	None
Total Department 0203 STREETS						40,760.90	
Department: 0205 REFUSE & RECYCLING							
01-0205-2-720000	INSURANCE	MOE FRINGE BENEFITS	PW UNION MED/DENTAL I	4/26	03/10/2026	3,053.00	None
Total Department 0205 REFUSE & RECYCLING						3,053.00	
Department: 0301 PLANNING DIVISION							
01-0301-5-706000	MATERIALS AND SUPPLIES	AMAZON CAPITAL SERVICES	BULLETIN BOARD	1VVK-WKD1-4LYH	03/10/2026	30.76	None
01-0301-5-706000	MATERIALS AND SUPPLIES	COMCAST	SERVICE 2/25/26-3/24/	8771101090506599	03/10/2026	60.57	None
01-0301-5-706000	PICTURE FRAMES FOR PLANNING (BL)	PETTY CASH GENERAL	REPLENISH PETTY CASH	2/26-CD	03/10/2026	15.44	None
01-0301-5-706000	MATERIALS AND SUPPLIES	ODP BUSINESS SOLUTIONS,	OFFICE SUPPLIES	40985703	03/10/2026	209.16	None
01-0301-5-726000	TRAVEL, TRAIN, SUBSCRIPT, DUES	THE PICNIC BASKET	STAFF LUNCHEON	2/26	03/10/2026	100.61	None
01-0301-5-726000	TRAVEL, TRAIN, SUBSCRIPT, DUES	DROPBOX INC	FILE SHARING WITH LAK	KTH95XPDL568	03/10/2026	119.88	None
01-0301-5-726000	PKG FOR LAI MTG 1/21/26 (HR)	PETTY CASH GENERAL	REPLENISH PETTY CASH	2/26-CD	03/10/2026	15.00	None
Total Department 0301 PLANNING DIVISION						551.42	
Department: 0302 BUILDING SERVICES							
01-0302-3-728000	TECHNICAL SERVICES	THOMPSON ELEVATOR INSPE	1-NEW CONSTRUCTION PE	26-0360	03/10/2026	100.00	None
01-0302-3-728000	TECHNICAL SERVICES	THOMPSON ELEVATOR INSPE	2-ELEVATOR CODE INSPE	26-0446	03/10/2026	86.00	None
01-0302-5-706000	MATERIALS AND SUPPLIES	COMCAST	SERVICE 2/25/26-3/24/	8771101090506599	03/10/2026	60.56	None
01-0302-5-723000	OFFICE SUPPLIES	AMAZON CAPITAL SERVICES	PRIVACY SIGN/LABEL MA	1C69-DW6D-KCTG	03/10/2026	21.78	None
01-0302-5-723000	OFFICE SUPPLIES	ODP BUSINESS SOLUTIONS,	OFFICE SUPPLIES	40985703	03/10/2026	54.92	None
01-0302-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	SUBURBAN BLDG OFFICIALS	SBOC SPRING TRAINING-	2/26	03/10/2026	1,050.00	None
01-0302-5-726000	IAEI MTG 1/14/26 (BL)	PETTY CASH GENERAL	REPLENISH PETTY CASH	2/26-CD	03/10/2026	25.00	None
01-0302-5-726000	IAEI MTG 1/28/26 (BL)	PETTY CASH GENERAL	REPLENISH PETTY CASH	2/26-CD	03/10/2026	30.00	None
01-0302-5-726000	IAEI MTG 2/25/26 (BL)	PETTY CASH GENERAL	REPLENISH PETTY CASH	2/26-CD	03/10/2026	24.00	None
01-0302-5-726000	ABCI MTG 11/19/25 (PS)	PETTY CASH GENERAL	REPLENISH PETTY CASH	2/26-CD	03/10/2026	30.00	None
01-0302-5-726000	SBOC TRAINING (KG)	PETTY CASH GENERAL	REPLENISH PETTY CASH	2/26-CD	03/10/2026	30.00	None
01-0302-5-726000	ABCI MTG 1/26/26 (CG)	PETTY CASH GENERAL	REPLENISH PETTY CASH	2/26-CD	03/10/2026	30.00	None

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Fund: 01 GENERAL FUND							
Department: 0302 BUILDING SERVICES							
01-0302-5-729000	REIMBURSEABLE EXPENSES	CIVILTECH ENGINEERING,	ENG SERV/BATH CONCEPT	56818	03/10/2026	574.56	None
01-0302-5-729000	REIMBURSEABLE EXPENSES	CIVILTECH ENGINEERING,	ENG SERV/1195 S MILWA	56817	03/10/2026	1,354.50	None
01-0302-5-729000	CHANGE ORDER #1	KIMLEY-HORN AND ASSOCIA	I3 BROADBAND REVIEW	168586442-0126	03/10/2026	21,438.35	None
Total Department 0302 BUILDING SERVICES						24,909.67	
Department: 0303 ECONOMIC DEVELOPMENT							
01-0303-3-728000	TECHNICAL SERVICE	COSTAR REALTY INFORMATI	COSTAR REAL ESTATE SU	123503751	03/10/2026	471.37	None
01-0303-3-729000	ECONOMIC DEVELOPMNT INCENTIVES	LIBERTYVILLE PEDIATRIC	BUSINESS RESILIENCY G	2/26	03/10/2026	5,000.00	None
01-0303-3-729000	ECONOMIC DEVELOPMNT INCENTIVES	HOW IMPRESSIVE	BUSINESS RESILIENCY G	2/26	03/10/2026	5,000.00	None
01-0303-5-706000	MATERIALS & SUPPLIES	BAGELS BY THE BOOK	ECON DEV COMMISSION M	2/26	03/10/2026	109.00	None
01-0303-5-726000	TRAVEL, TRAINING, SUBS & DUES	GLMV CHAMBER OF COMMERC	2-ANNUAL DINNER-OSHAN	258148	03/10/2026	65.00	None
01-0303-5-726000	TRAVEL, TRAINING, SUBS & DUES	ICSC	ICSC RETAIL RECON 202	ORD-691841-V9X1S6	03/10/2026	875.00	None
Total Department 0303 ECONOMIC DEVELOPMENT						11,520.37	
Department: 0501 POLICE ADMIN, COMMUNICATION & RECORDS							
01-0501-3-705000	CONTRACTUAL SERVICES	COMMONWEALTH EDISON CO	SERVICE 2/26	9080881222/FEB26	03/10/2026	27.87	None
01-0501-3-705000	CONTRACTUAL SERVICES	VILLAGE OF GLENVIEW	DISPATCH OPERATING JA	10866	03/10/2026	124,800.00	None
01-0501-3-721000	INTERGOVMTAL RISK MGMT AGENCY	IRMA	JANUARY 2026 DEDUCTIB	301801	03/10/2026	7,439.21	None
01-0501-3-728000	TECHNICAL SERVICES	911 WELLNESS GROUP	3-PRE-EMPLOYMENT WELL	137	03/10/2026	1,800.00	None
01-0501-5-706000	MATERIALS AND SUPPLIES	AMAZON CAPITAL SERVICES	JANITORIAL SUPPLIES	196L-MG6P-GYJW	03/10/2026	190.82	None
01-0501-5-723000	OFFICE SUPPLIES	ODP BUSINESS SOLUTIONS,	OFFICE SUPPLIES	40985703	03/10/2026	699.25	None
01-0501-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	INT'L ASSN CHIEFS OF PO	IACP MEMBERSHIP DUES-	0455553	03/10/2026	220.00	None
01-0501-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	POLICE LAW INSTITUTE IN	OSHA TRAINING	26039	03/10/2026	150.00	None
01-0501-5-743000	PRINTING AND PUBLICATIONS	VISTA PRINT	BUSINESS CARDS-KOCHEN	VP_VZSPSWV4	03/10/2026	34.98	None
01-0501-5-743000	PRINTING AND PUBLICATIONS	P F PETTIBONE & CO	TRAFFIC STOP CARDS	188672	03/10/2026	468.90	None
01-0501-5-752000	UNIFORMS	J.G. UNIFORMS INC	SHIRT-SWIDER	158761	03/10/2026	65.90	None
Total Department 0501 POLICE ADMIN, COMMUNICATION & RECORDS						135,896.93	
Department: 0502 POLICE PATROL							
01-0502-3-705000	CONTRACTUAL SERVICES	H & H TOWING INC	TOWING/#26-5528	16549	03/10/2026	250.00	None
01-0502-5-706000	MATERIALS AND SUPPLIES	CARDIO PARTNERS, INC	(10) AED REPLACEMENT	600258158	03/10/2026	639.70	None
01-0502-5-706000	MATERIALS AND SUPPLIES	ACE HARDWARE OF LIBERTY	MISC HARDWARE & SUPPL	622430	03/10/2026	29.97	None
01-0502-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	POLICE LAW INSTITUTE IN	OSHA TRAINING	26039	03/10/2026	570.00	None
01-0502-5-752000	UNIFORMS	J.G. UNIFORMS INC	FLEECE ZIP-KAPICA	158746	03/10/2026	165.00	None
01-0502-5-752000	UNIFORMS	GALLS, LLC	BOOTS	034105334	03/10/2026	174.45	None
01-0502-7-715000	MAINTENANCE OTHER EQUIPMENT	HID GLOBAL CORPORATION	LIVESCAN INTERFACE	13402025563	03/10/2026	1,525.50	None
Total Department 0502 POLICE PATROL						3,354.62	
Department: 0503 POLICE-INVESTIGATIONS							
01-0503-5-706000	MATERIALS AND SUPPLIES	AMAZON CAPITAL SERVICES	PACKING TAPE	1TGH-1XGD-1W6Y	03/10/2026	42.49	None
01-0503-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	HI-TECH INVESTIGATIONS,	TRAINING CLASS-WOOD	0103	03/10/2026	450.00	None
Total Department 0503 POLICE-INVESTIGATIONS						492.49	
Department: 0504 POLICE-COMMUNITY POLICING							
01-0504-5-706000	MATERIALS AND SUPPLIES	LIBERTY DOG SPA	GROOMERS-ELWOOD	1/26	03/10/2026	57.60	None
01-0504-5-706000	MATERIALS AND SUPPLIES	LAKE COUNTY TECH CAMPUS	EXPO REGISTRATION	43914003	03/10/2026	25.00	None
01-0504-5-706000	MATERIALS AND SUPPLIES	4ALLPROMOS	COMMUNITY OUTREACH ST	1928970	03/10/2026	742.05	None
01-0504-5-706000	MATERIALS AND SUPPLIES	RAPIDWRISTBANDS	WRISTBANDS	4572008082	03/10/2026	735.00	None
01-0504-5-706000	MATERIALS AND SUPPLIES	LIBERTY DOG SPA	GROOMERS-ELWOOD	2/26	03/10/2026	57.60	None
01-0504-5-706000	MATERIALS AND SUPPLIES	GREENTREE ANIMAL HOSPIT	PHYSICAL WELLNESS EXA	466570	03/10/2026	384.50	None
Total Department 0504 POLICE-COMMUNITY POLICING						2,001.75	

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Fund: 01 GENERAL FUND							
Department: 0505 POLICE-COMMUNITY SERVICES							
01-0505-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	POLICE LAW INSTITUTE IN	OSHA TRAINING	26039	03/10/2026	15.00	None
						Total Department 0505 POLICE-COMMUNITY SERVICES	15.00
Department: 0601 FIRE-ADMINISTRATION							
01-0601-4-710000	TELEPHONE	PEERLESS NETWORK, INC	SERVICE 2/26 & 3/26	92234	03/10/2026	41.44	None
01-0601-4-710000	TELEPHONE	PEERLESS NETWORK, INC	SERVICE 2/26 & 3/26	92234	03/10/2026	642.33	None
01-0601-5-723000	OFFICE SUPPLIES	AMAZON CAPITAL SERVICES	LABEL MAKER TAPE	1PPV-66PD-K3DH	03/10/2026	16.99	None
						Total Department 0601 FIRE-ADMINISTRATION	700.76
Department: 0602 FIRE PREVENTION							
01-0602-3-705000	CONTRACTUAL SERVICES	T-MOBILE	IPAD SERV 1/21/26-2/2	988105346	03/10/2026	128.04	None
01-0602-5-724000	PUBLIC EDUCATION	CANVA US INC	PUB ED SOCIAL MEDIA D	04784-66039241	03/10/2026	119.40	None
01-0602-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	NFPA	NFPA LINK SUBSCRIPTIO	421134	03/10/2026	575.99	None
01-0602-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	PUPPY LOVE PET GROOMING	GROOMING-CHESTER	2/26	03/10/2026	114.00	None
01-0602-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	INT'L CODE COUNCIL INC	2024 IFC & BOOK CHANG	102174559	03/10/2026	93.60	None
01-0602-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	INT'L CODE COUNCIL INC	2024 IFC & BOOK CHANG	1002200252	03/10/2026	176.50	None
						Total Department 0602 FIRE PREVENTION	1,207.53
Department: 0603 FIRE-EMERGENCY SERVICES							
01-0603-3-705000	CONTRACTUAL SERVICES	HFS BUREAU OF FISCAL OP	GEMT REVENUE SHARE W/	GEMTFY26Q2-266	03/10/2026	115,773.20	None
01-0603-3-705000	CONTRACTUAL SERVICES	VILLAGE OF GLENVIEW	DISPATCH OPERATING JA	10866	03/10/2026	83,200.00	None
01-0603-3-721000	INTERGOVMTAL RISK MGMT AGENCY	IRMA	JANUARY 2026 DEDUCTIB	301801	03/10/2026	68.00	None
01-0603-3-728000	TECHNICAL SERVICES	RESOURCE MANAGEMENT ASS	TESTING ADMINISTRATIO	26019	03/10/2026	2,363.67	None
01-0603-5-707000	FIREFIGHTER SUPPLIES	AMERICAN HEART ASSOCIAT	CPR AED ECARDS	003866024	03/10/2026	750.00	None
01-0603-5-707000	FIREFIGHTER SUPPLIES	LINDE GAS & EQUIPMENT I	OXYGEN	55091672	03/10/2026	212.18	None
01-0603-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	AIRBNB	LODGING-TRAINING CLAS	RCW428AWZM	03/10/2026	614.10	None
						Total Department 0603 FIRE-EMERGENCY SERVICES	202,981.15
Department: 0604 FIRE-SUPPORT SERVICES							
01-0604-3-705000	CONTRACTUAL SERVICES	IMAGETREND, LLC	UPGRADE EMS - RESCUE	PS-INV122538	03/10/2026	312.50	None
01-0604-4-709000	UTILITIES - STATION 3	LAKE COUNTY DEPT OF PUB	STN#3 WATER SERVICE 1	0264285-030030001	03/10/2026	169.80	None
01-0604-4-709000	UTILITIES - STATION 3	NORTH SHORE GAS CO	SERVICE 1/26	0604112347-1/JAN26	03/10/2026	98.37	None
01-0604-4-709000	UTILITIES - STATION 3	NORTH SHORE GAS CO	SERVICE 1/26	0612368332-1/JAN26	03/10/2026	1,783.21	None
01-0604-4-709000	UTILITIES - STATION 3	NORTH SHORE GAS CO	SERVICE 1/26	0607727753-1/JAN26	03/10/2026	94.31	None
01-0604-4-709000	UTILITIES - STATION 3	CONSTELLATION NEW ENERG	SERVICE 1/26	72309322601	03/10/2026	850.53	None
01-0604-5-706000	MATERIALS AND SUPPLIES	AMAZON CAPITAL SERVICES	???	1VVK-WKD1-3LP4	03/10/2026	137.82	None
01-0604-5-706000	MATERIALS AND SUPPLIES	AMAZON CAPITAL SERVICES	VACUUM FILTERS	1WPM-1PPN-949M	03/10/2026	18.04	None
01-0604-5-706000	MATERIALS AND SUPPLIES	AMAZON CAPITAL SERVICES	DISH SOAP/PAPER TOWEL	1LDQ-1LWW-9Y6F	03/10/2026	167.26	None
01-0604-5-706000	MATERIALS AND SUPPLIES	ACE HARDWARE OF LIBERTY	MISC HARDWARE & SUPPL	622430	03/10/2026	7.79	None
01-0604-5-707000	FIREFIGHTER SUPPLIES	AMAZON CAPITAL SERVICES	CO MONITOR	1RFY-1M1K-4K6N	03/10/2026	143.00	None
01-0604-5-752000	UNIFORMS	THE LOCKER SHOP	UNIFORM-NEWQUIST	151984	03/10/2026	297.00	None
01-0604-5-752000	UNIFORMS	THE LOCKER SHOP	CAP & COAT BADGE-MCGU	151985	03/10/2026	185.00	None
01-0604-5-752000	UNIFORMS	THE LOCKER SHOP	CAP & COAT BADGE-SUGE	151986	03/10/2026	185.00	None
01-0604-7-713000	FIRE STATION - GOLF	MILIEU DESIGN LLC	LANDSCAPING & MOWING	191779	03/10/2026	59.16	None
01-0604-7-714000	MAINT MOTOR VEHICLE FEES	FOSTER COACH SALES, INC	AMBULANCE SUSPENSION	30534	03/10/2026	203.91	None
01-0604-7-714000	MAINT MOTOR VEHICLE FEES	AIR ONE EQUIPMENT, INC	BREATHING AIR SYSTEM	232820	03/10/2026	331.00	None
01-0604-7-715000	MAINTENANCE OTHER EQUIPMENT	AIR ONE EQUIPMENT, INC	BREATHING AIR QUALITY	232626	03/10/2026	165.00	None
01-0604-7-715000	MAINTENANCE OTHER EQUIPMENT	AIR ONE EQUIPMENT, INC	BREATHING AIR COMPRES	232641	03/10/2026	957.00	None
01-0604-7-715000	MAINTENANCE OTHER EQUIPMENT	PORTLAND COMPRESSOR	STATION COMPRESSOR PA	188257	03/10/2026	203.70	None
01-0604-7-715000	MAINTENANCE OTHER EQUIPMENT	AIR ONE EQUIPMENT, INC	SCBA DECONTAMINATION	232859	03/10/2026	20.00	None

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number
Fund: 01 GENERAL FUND							
Department: 0604 FIRE-SUPPORT SERVICES							
Total Department 0604 FIRE-SUPPORT SERVICES						6,389.40	
Department: 0701 PARKS							
01-0701-2-720000	INSURANCE	MOE FRINGE BENEFITS	PW UNION MED/DENTAL I	4/26	03/10/2026	17,267.00	None
01-0701-3-705000	PARKS MAINTENANCE	CHI-TOWN CLEANING SERVI	CLEANING SERVICE 2/26	26-02-073	03/10/2026	439.00	None
01-0701-4-708000	ELECTRICITY	COMMONWEALTH EDISON CO	SERVICE 2/26	1999944000/FEB26	03/10/2026	42.09	None
01-0701-5-706000	MATERIALS AND SUPPLIES	J.C. LICHT	ECO FEES	59129401	03/10/2026	3.80	None
01-0701-5-706000	MATERIALS AND SUPPLIES	FORESTRY SUPPLIERS INC	DIAMETER TAPES FOR TR	788784-00	03/10/2026	59.62	None
01-0701-5-706000	MATERIALS AND SUPPLIES	ACE HARDWARE OF LIBERTY	MISC HARDWARE & SUPPL	622430	03/10/2026	(34.60)	None
01-0701-5-706000	MATERIALS AND SUPPLIES	ACE HARDWARE OF LIBERTY	MISC HARDWARE & SUPPL	622430	03/10/2026	1,927.96	None
01-0701-5-706000	MATERIALS AND SUPPLIES	J.C. LICHT	VARNISH-PICNIC TABLE	81141279	03/10/2026	81.94	None
01-0701-5-706000	MATERIALS AND SUPPLIES	J.C. LICHT	VARNISH-PICNIC TABLES	59129401	03/10/2026	163.88	None
01-0701-5-723000	OFFICE SUPPLIES	ACE HARDWARE OF LIBERTY	MISC HARDWARE & SUPPL	622430	03/10/2026	(34.60)	None
01-0701-5-723000	OFFICE SUPPLIES	ACE HARDWARE OF LIBERTY	MISC HARDWARE & SUPPL	622430	03/10/2026	121.88	None
01-0701-5-723000	OFFICE SUPPLIES	ODP BUSINESS SOLUTIONS,	OFFICE SUPPLIES	40985703	03/10/2026	416.09	None
01-0701-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	UNIVERSITY OF ILLINOIS	TRAINING CLASS-HEURIC	12138-176-1-A643	03/10/2026	210.00	None
01-0701-5-728000	PARKWAY TREE PLANTING PROGRAM	SAWVELL TREE SERVICE	PARKWAY TREE TRIMMING	3180	03/10/2026	33,817.50	None
01-0701-5-728000	PARKWAY TREE PLANTING PROGRAM	SAWVELL TREE SERVICE	PARKWAY TREE TRIMMING	3179	03/10/2026	7,479.50	None
01-0701-5-728000	PARKWAY TREE PLANTING PROGRAM	SAWVELL TREE SERVICE	PARKWAY TREE PRUNNING	3183	03/10/2026	23,649.50	None
01-0701-5-728000	PARKWAY TREE PLANTING PROGRAM	SAWVELL TREE SERVICE	PARKWAY TREE PRUNNING	3182	03/10/2026	2,694.50	None
01-0701-5-729000	NURSERY STOCK AND TREES	YELLOWSTONE LANDSCAPE,	PLANT INSTALLATION	1067812	03/10/2026	60,858.30	None
01-0701-5-752000	UNIFORMS	CINTAS CORPORATION	UNIFORMS	4259990404	03/10/2026	33.86	None
01-0701-5-752000	UNIFORMS	ACE HARDWARE OF LIBERTY	MISC HARDWARE & SUPPL	622430	03/10/2026	(34.60)	None
01-0701-5-752000	UNIFORMS	ACE HARDWARE OF LIBERTY	MISC HARDWARE & SUPPL	622430	03/10/2026	96.99	None
01-0701-5-752000	UNIFORMS	GRAINGER INC	SAFETY GLASSES	9823671012	03/10/2026	146.52	None
01-0701-5-752000	UNIFORMS	CINTAS CORPORATION	UNIFORMS	4260736716	03/10/2026	33.86	None
01-0701-7-712000	MAINTENANCE BUILDING	AMAZON CAPITAL SERVICES	WOOD STOVE DOOR HINGE	164N-HLQ7-TVNF	03/10/2026	30.96	None
01-0701-7-712000	MAINTENANCE BUILDING	ACE HARDWARE OF LIBERTY	MISC HARDWARE & SUPPL	622430	03/10/2026	29.98	None
01-0701-7-713000	SNOW REMOVAL AND ICE CONTROL	TGF ENTERPRISES INC	SNOW REMOVAL/VFLOW-RE	8205	03/10/2026	763.83	None
01-0701-7-713000	SNOW REMOVAL AND ICE CONTROL	TGF ENTERPRISES INC	SNOW REMOVAL/SHOVEL/S	8208	03/10/2026	1,038.27	None
01-0701-7-713000	PARKS	MILIEU DESIGN LLC	LANDSCAPING & MOWING	191779	03/10/2026	867.58	None
01-0701-7-715000	MAINTENANCE OTHER EQUIPMENT	ACE HARDWARE OF LIBERTY	MISC HARDWARE & SUPPL	622430	03/10/2026	25.17	None
Total Department 0701 PARKS						152,195.78	
Department: 0702 RECREATION							
01-0702-1-705000	SALARIES - SPECIAL EVENTS	DIALED ACTION AGENCY LL	DEP: BMX PERFORMANCE	2/26	03/10/2026	1,000.00	None
01-0702-1-705000	SALARIES - SPECIAL EVENTS	STUDIO WEST PHOTOGRAPHY	DADDY DAUGHTER DANCE	11486-1	03/10/2026	3,025.00	None
01-0702-3-713000	INDEPENDENT CONTRACTOR	BROWN, REGINA	16-SAFE @ HOME CLASS	115	03/10/2026	560.00	None
01-0702-3-713000	INDEPENDENT CONTRACTOR	THE LIFESPORT LIBERTYVI	WTR SPRG PICKLEBALL I	178LIBPDPWIN	03/10/2026	472.00	None
01-0702-3-713000	INDEPENDENT CONTRACTOR	THE LIFESPORT LIBERTYVI	WINTER FENCING 2026	180LIBPDFWIN	03/10/2026	153.60	None
01-0702-3-713000	INDEPENDENT CONTRACTOR	THE LIFESPORT LIBERTYVI	WINTER TENNIS- 1/2-3/	172LIBPDTWIN	03/10/2026	4,116.80	None
01-0702-4-708000	ELECTRICITY	CONSTELLATION NEW ENERG	SERVICE 1/26	72309322601	03/10/2026	259.20	None
01-0702-4-708000	ELECTRICITY	CONSTELLATION NEW ENERG	SERVICE 1/26	72309322601	03/10/2026	1,864.46	None
01-0702-4-709000	NORTH SHORE GAS	NORTH SHORE GAS CO	SERVICE 1/26	0611967587-3/JAN26	03/10/2026	315.43	None
01-0702-4-709000	NORTH SHORE GAS	NORTH SHORE GAS CO	SERVICE 1/26	0606557454-1/JAN26	03/10/2026	116.85	None
01-0702-4-709000	NORTH SHORE GAS	NORTH SHORE GAS CO	SERVICE 1/26	0602319168-1/JAN26	03/10/2026	385.96	None
01-0702-4-710000	TELEPHONE	PEERLESS NETWORK, INC	SERVICE 2/26 & 3/26	92234	03/10/2026	44.28	None
01-0702-5-706000	SUPPL & EXP - TOT PROGRAMS	CANLAN SPORTS LIBERTYVI	MAR 2026 SUB-LEASE/CL	3/26	03/10/2026	3,600.00	None
01-0702-5-706000	SUPPL & EXP - SUMMER CAMP	AMAZON CAPITAL SERVICES	CLASSROOM SUPPLIES	1J41-7649-KYMF	03/10/2026	169.84	None
01-0702-5-707000	SUPPL & EXP-GENERAL PROGRAMS	EPACT NETWORK LTD	EPACT SOFTWARE STARTU	EP001071	03/10/2026	1,500.00	None

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Fund: 01 GENERAL FUND							
Department: 0702 RECREATION							
01-0702-5-716000	DANCE PROGRAM EXPENSE	A WISH COME TRUE	DANCE RECITAL COSTUME	1409004	03/10/2026	4,472.00	None
01-0702-5-716000	DANCE PROGRAM EXPENSE	REVOLUTION DANCEWEAR LL	DANCE RECITAL COSTUME	467892	03/10/2026	1,259.70	None
01-0702-5-716000	DANCE PROGRAM EXPENSE	WEISSMAN'S DESIGNS FOR	DANCE RECITAL COSTUME	0019103303	03/10/2026	2,424.39	None
01-0702-5-716000	DANCE PROGRAM EXPENSE	WEISSMAN'S DESIGNS FOR	DANCE COSTUME	0009254048	03/10/2026	954.10	None
01-0702-5-716000	DANCE PROGRAM EXPENSE	AMAZON CAPITAL SERVICES	10-PUZZLES	1KXF-KRRT-HMV3	03/10/2026	49.90	None
01-0702-5-722000	SEASONAL BROCHURES	FACEBOOK, INC	RESCHEDULE-FROZEN FES	1536593883489629	03/10/2026	1.42	None
01-0702-5-722000	SEASONAL BROCHURES	FACEBOOK, INC	RESCHEDULE-FROZEN FES	1536593883489629	03/10/2026	42.00	None
01-0702-5-722000	SEASONAL BROCHURES	MILLER, JUSTIN	2026 SUMMER BROCHURE	SG_2_26	03/10/2026	2,000.00	None
01-0702-5-723000	OFFICE SUPPLIES	CONSTANT CONTACT	EMAIL SERVICE MONTHLY	2/26	03/10/2026	51.30	None
01-0702-5-723000	OFFICE SUPPLIES	SAM'S CLUB DIRECT COMM.	OFFICE SUPPLIES/DADDY	8000-0001-5768-623	03/10/2026	23.56	None
01-0702-5-723000	OFFICE SUPPLIES	RICOH USA, INC	ADDT'L COPIES 1/26	5072830457	03/10/2026	34.73	None
01-0702-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	HYATT REGENCY CHICAGO	IPRA CONF-LODGING-FRA	4420019	03/10/2026	314.60	None
01-0702-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	HYATT REGENCY CHICAGO	IPRA CONF-LODGING&IME	4420088	03/10/2026	430.15	None
01-0702-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	HYATT REGENCY CHICAGO	IPRA CONF-LODGING-BIT	4420138	03/10/2026	314.60	None
01-0702-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	HYATT REGENCY CHICAGO	IPRA CONF-LODGING-SCH	4420145	03/10/2026	314.60	None
01-0702-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	SPOT HERO	IPRA CONF-PARKING	115627471	03/10/2026	112.63	None
01-0702-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	LIL BABAREEBA	IPRA CONF MEAL	1/26	03/10/2026	197.44	None
01-0702-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	HYATT REGENCY CHICAGO	IPRA CONF MEAL	1/26	03/10/2026	13.56	None
01-0702-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	MONARCH & LION	IPRA CONF MEAL	1/29	03/10/2026	218.31	None
01-0702-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	HYATT REGENCY CHICAGO	IPRA CONF MEAL	1/26	03/10/2026	110.55	None
01-0702-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	STATUSFY	RAIN OUT PHONE LINE	1477-0157	03/10/2026	399.00	None
01-0702-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	FRANKLIN, JULIE	LYFT RIDE-IPRA CONF	2/26	03/10/2026	69.49	None
01-0702-5-732000	SUPPLIES & EXP -SPC EVNT FMLY	SAM'S CLUB DIRECT COMM.	DADDY DAUGHTER DANCE	2/26	03/10/2026	77.80	None
01-0702-5-732000	SUPPLIES & EXP -SPC EVNT FMLY	SAM'S CLUB DIRECT COMM.	OFFICE SUPPLIES/DADDY	8000-0001-5768-623	03/10/2026	559.62	None
01-0702-5-732000	SUPPLIES & EXP -SPC EVNT FMLY	AMAZON CAPITAL SERVICES	10-PUZZLES	1KXF-KRRT-HMV3	03/10/2026	49.90	None
01-0702-5-732000	SUPPLIES & EXP -SPC EVNT FMLY	PETTY CASH GENERAL	BANK FOR FROZEN FEST	2/26-REC	03/10/2026	100.00	170384
01-0702-5-732000	SUPPLIES & EXP -SPC EVNT FMLY	DUNDEE TOWNSHIP PARK DI	TRAVELING ANIMAL PROG	2/26	03/10/2026	250.00	None
01-0702-5-732000	SUPPLIES & EXP -SPC EVNT FMLY	MINUTEMAN PRESS	4-FROZEN FEST SIGNS	6939	03/10/2026	140.00	None
01-0702-7-712000	MAINTENANCE BUILDING	KMK RESIDENTIAL RESTORA	REPAIR POST & WALL AT	2795	03/10/2026	1,940.00	None
01-0702-7-712000	ADLER LODGE	CHI-TOWN CLEANING SERVI	CLEANING SERVICE 2/26	26-02-073	03/10/2026	488.00	None
01-0702-7-712000	CRAWFORD HOUSE	CHI-TOWN CLEANING SERVI	CLEANING SERVICE 2/26	26-02-073	03/10/2026	488.00	None
01-0702-7-712000	RIVERSIDE OFFICES	CHI-TOWN CLEANING SERVI	CLEANING SERVICE 2/26	26-02-073	03/10/2026	321.00	None
01-0702-7-712000	RIVERSIDE PRESCHOOL	CHI-TOWN CLEANING SERVI	CLEANING SERVICE 2/26	26-02-073	03/10/2026	524.00	None
01-0702-7-712000	RIVERSIDE BATHROOMS	CHI-TOWN CLEANING SERVI	CLEANING SERVICE 2/26	26-02-073	03/10/2026	288.00	None
01-0702-7-712000	BUTLER FIELD BATHROOMS	CHI-TOWN CLEANING SERVI	CLEANING SERVICE 2/26	26-02-073	03/10/2026	133.00	None
01-0702-7-712000	MAINTENANCE BUILDING	ACE HARDWARE OF LIBERTY	MISC HARDWARE & SUPPL	622430	03/10/2026	19.55	None
01-0702-7-712000	MAINTENANCE BUILDING	MENARDS INC	VENT LINE	45856	03/10/2026	70.98	None
01-0702-7-712000	MAINTENANCE BUILDING	AMERICAN BACKFLOW & FIR	ADLER LODGE INVESTIGA	51155	03/10/2026	1,190.00	None
01-0702-7-712000	MAINTENANCE BUILDING	AMERICAN BACKFLOW & FIR	ADLER LODGE INVESTIGA	51551	03/10/2026	4,280.00	None
Total Department 0702 RECREATION						42,311.30	
Department: 0703 SWIMMING POOL OPERATIONS							
01-0703-4-708000	ELECTRICITY	CONSTELLATION NEW ENERG	SERVICE 1/26	72309322601	03/10/2026	680.72	None
01-0703-4-709000	NORTH SHORE GAS	NORTH SHORE GAS CO	SERVICE 1/26	0611458397-1/JAN26	03/10/2026	1,071.64	None
01-0703-4-710000	TELEPHONE	PEERLESS NETWORK, INC	SERVICE 2/26 & 3/26	92234	03/10/2026	132.84	None
01-0703-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	JEFF ELLIS & ASSOCIATES	RENEW LGUARD INSTRUCT	1660-8161	03/10/2026	325.00	None
01-0703-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	JEFF ELLIS & ASSOCIATES	NEW LGUARD INSTRUCTOR	1844-7585	03/10/2026	425.00	None
01-0703-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	JEFF ELLIS & ASSOCIATES	RENEW LGUARD INSTRUCT	1947-2906	03/10/2026	325.00	None
01-0703-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	JEFF ELLIS & ASSOCIATES	NEW LGUARD INSTRUCTOR	1441-5373	03/10/2026	425.00	None

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Fund: 01 GENERAL FUND							
Department: 0703 SWIMMING POOL OPERATIONS							
Total Department 0703 SWIMMING POOL OPERATIONS						3,385.20	
Department: 1000 EMERGENCY MANAGEMENT AGENCY							
01-1000-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	IL EMERGENCY SERVICE MG	2025 IESMA TRAINING S 3/26		03/10/2026	125.00	None
Total Department 1000 EMERGENCY MANAGEMENT AGENCY						125.00	
Department: 1200 LEGISLATIVE BDS & COMMITTEES							
01-1200-3-728000	TECHNICAL SERVICE	PADDOCK PUBLICATIONS, I	SALES TAX/W&S PUB HEA	368924	03/10/2026	982.10	None
01-1200-5-771000	BD OF POLICE & FIRE COMMISSION	IRMA	3-POL/FIRE BONDS-1-VL	301755	03/10/2026	15.00	None
01-1200-5-799000	MISCELLANEOUS	ALBERTSONS/SAFEWAY	BUDGET MTG SNACKS/SUP	2/26	03/10/2026	77.91	None
Total Department 1200 LEGISLATIVE BDS & COMMITTEES						1,075.01	
Department: 1300 LEGAL							
01-1300-3-776000	VILLAGE ATTORNEY-GEN REPRESENT	ELROD FRIEDMAN LLP	MONTHLY LEGAL RETAINE	26897	03/10/2026	9,100.00	None
01-1300-3-776000	VILLAGE ATTORNEY-GEN REPRESENT	ELROD FRIEDMAN LLP	LEGAL COUNSEL-GREENWA	26911	03/10/2026	9,520.00	None
01-1300-3-776000	VILLAGE ATTORNEY-GEN REPRESENT	ELROD FRIEDMAN LLP	LEGAL COUNSEL-CANNABI	26904	03/10/2026	1,908.50	None
01-1300-3-776000	VILLAGE ATTORNEY-GEN REPRESENT	ELROD FRIEDMAN LLP	LEGAL COUNSEL-COMMUNI	27093	03/10/2026	2,902.50	None
01-1300-3-776000	VILLAGE ATTORNEY-GEN REPRESENT	ELROD FRIEDMAN LLP	LEGAL COUNSEL-ZONING	26918	03/10/2026	3,298.00	None
01-1300-3-776000	VILLAGE ATTORNEY-GEN REPRESENT	ELROD FRIEDMAN LLP	LEGAL COUNSEL-REDEVEL	26909	03/10/2026	482.00	None
01-1300-3-776000	VILLAGE ATTORNEY-GEN REPRESENT	ELROD FRIEDMAN LLP	LEGAL COUNSEL-LIBERTY	26910	03/10/2026	79.00	None
01-1300-3-776000	VILLAGE ATTORNEY-GEN REPRESENT	ELROD FRIEDMAN LLP	LEGAL COUNSEL-SUYDAM	26912	03/10/2026	346.50	None
01-1300-3-776000	VILLAGE ATTORNEY-GEN REPRESENT	ELROD FRIEDMAN LLP	LEGAL COUNSEL-PUBLIC	26920	03/10/2026	471.00	None
01-1300-3-776000	VILLAGE ATTORNEY-GEN REPRESENT	ELROD FRIEDMAN LLP	LEGAL COUNSEL-FIRE DE	26921	03/10/2026	1,124.50	None
01-1300-3-776000	VILLAGE ATTORNEY-GEN REPRESENT	ELROD FRIEDMAN LLP	LEGAL COUNSEL-VILLAGE	26922	03/10/2026	79.00	None
01-1300-3-779000	VILLAGE ATTORNEY-GEN REPRESENT	ELROD FRIEDMAN LLP	LEGAL COUNSEL-SPECTRU	26916	03/10/2026	158.00	None
01-1300-3-779000	VILLAGE ATTORNEY-GEN REPRESENT	ELROD FRIEDMAN LLP	LEGAL COUNSEL-CLASSIC	26917	03/10/2026	750.50	None
Total Department 1300 LEGAL						30,219.50	
Department: 1500 CENTRAL BUSINESS DST PARKING							
01-1500-7-712000	MAINTENANCE BUILDING	GRAINGER INC	4-ELEC VEHICLE PARKIN	9811296152	03/10/2026	125.84	None
01-1500-7-712000	MAINTENANCE BUILDING	MENARDS INC	EXTENSION TOOL	45541	03/10/2026	4.88	None
01-1500-7-712000	MAINTENANCE BUILDING	PIEPER ELECTRIC INC	CHURCH STREET GARAGE	PJ99048444	03/10/2026	5,370.00	None
01-1500-7-712000	MAINTENANCE BUILDING	LAKELAND/LARSEN ELEVATO	REPAIRED ELEVATOR - C	207009	03/10/2026	470.00	None
01-1500-7-712000	MAINTENANCE BUILDING	ACE HARDWARE OF LIBERTY	MISC HARDWARE & SUPPL	622430	03/10/2026	74.99	None
01-1500-7-712000	MAINTENANCE BUILDING	LAKELAND/LARSEN ELEVATO	ELEVATOR MAIN 3/26	207271	03/10/2026	493.32	None
01-1500-7-712000	CONTINGENCY	LAKELAND/LARSEN ELEVATO	ELEVATOR MAINT 3/26-F	207271	03/10/2026	246.67	None
01-1500-7-713000	SNOW REMOVAL AND ICE CONTROL	TGF ENTERPRISES INC	SNOW REMOVAL/SPREADER	8207	03/10/2026	318.27	None
Total Department 1500 CENTRAL BUSINESS DST PARKING						7,103.97	
Department: 1700 PUBLIC BUILDINGS							
01-1700-3-721000	INTERGOVMTAL RISK MGMT AGENCY	IRMA	JANUARY 2026 DEDUCTIB	301801	03/10/2026	1,783.95	None
01-1700-4-709000	NORTH SHORE GAS	NORTH SHORE GAS CO	SERVICE 1/26	0603755020-1/JAN26	03/10/2026	94.67	None
01-1700-4-712000	STORMWATER FEE	VILLAGE OF LIBERTYVILLE	STORMSEWER VILLAGE AC	2/26	03/10/2026	4,785.50	None
01-1700-7-712000	MAINTENANCE - VILLAGE HALL	WAREHOUSE DIRECT, INC	JANITORIAL SUPPLIES	6099516-0	03/10/2026	125.64	None
01-1700-7-712000	VILLAGE HALL	CHI-TOWN CLEANING SERVI	CLEANING SERVICE 2/26	26-02-073	03/10/2026	877.00	None
01-1700-7-712000	MAINTENANCE - VILLAGE HALL	WAREHOUSE DIRECT, INC	JANITORIAL SUPPLIES	6105626-0	03/10/2026	675.22	None
01-1700-7-712000	MAINTENANCE - VILLAGE HALL	LAKELAND/LARSEN ELEVATO	ELEVATOR MAIN 3/26	207271	03/10/2026	246.67	None
01-1700-7-712000	MAINTENANCE - VILLAGE HALL	WAREHOUSE DIRECT, INC	PRICE ADJUSTMENT	C6105626-0	03/10/2026	(29.13)	None
01-1700-7-713000	MAINTENANCE - SCHERTZ BLDG	WAREHOUSE DIRECT, INC	JANITORIAL SUPPLIES	6099204-0	03/10/2026	190.53	None
01-1700-7-713000	SCHERTZ BUILDING	CHI-TOWN CLEANING SERVI	CLEANING SERVICE 2/26	26-02-073	03/10/2026	2,580.00	None
01-1700-7-713000	MAINTENANCE - SCHERTZ BLDG	ACE HARDWARE OF LIBERTY	MISC HARDWARE & SUPPL	622430	03/10/2026	75.95	None

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Fund: 01 GENERAL FUND							
Department: 1700 PUBLIC BUILDINGS							
01-1700-7-713000	MAINTENANCE - SCHERTZ BLDG	WAREHOUSE DIRECT, INC	PAPER TOWELS/TOILET P	6105620-0	03/10/2026	427.66	None
01-1700-7-713000	ADDTL	LAKELAND/LARSEN ELEVATO	ELEVATOR MAIN 3/26	207271	03/10/2026	246.67	None
01-1700-7-720000	MAINTENANCE - COOK HOUSE	NORTH SHORE GAS CO	SERVICE 1/26	0611967587-1/JAN26	03/10/2026	316.14	None
01-1700-7-720000	MAINTENANCE - COOK HOUSE	ACE HARDWARE OF LIBERTY	MISC HARDWARE & SUPPL	622430	03/10/2026	93.98	None
01-1700-7-762000	MAINTENANCE - CIVIC CENTER	NORTH SHORE GAS CO	SERVICE 1/26	0605742033-1/JAN26	03/10/2026	94.67	None
01-1700-7-762000	MAINTENANCE - CIVIC CENTER	RAMPRO FACILITIES SERVI	KITCHEN HOOD CLEANING	#INV-005341	03/10/2026	600.00	None
01-1700-7-762000	ADDTL	LAKELAND/LARSEN ELEVATO	ELEVATOR MAIN 3/26	207271	03/10/2026	246.67	None
01-1700-7-781000	MAINTENANCE - ADLER CULTURAL CENT	MENARDS INC	PLUMBING REPAIR ADLER	45550	03/10/2026	20.76	None
01-1700-7-781000	MAINTENANCE - ADLER CULTURAL CENT	ACE HARDWARE OF LIBERTY	MISC HARDWARE & SUPPL	622430	03/10/2026	38.97	None
Total Department 1700 PUBLIC BUILDINGS						13,491.52	
Total Fund 01 GENERAL FUND						703,149.88	
Fund: 05 FOREIGN FIRE INSURANCE TAX							
Department: 0000 GENERAL							
05-0000-0-790000	FIRE FIGHTING/EMER MED EQUIP	AMAZON CAPITAL SERVICES	SRT MEMBER EQUIPMENT	1LV3-37FM-6DVY	03/10/2026	1,368.31	None
Total Department 0000 GENERAL						1,368.31	
Total Fund 05 FOREIGN FIRE INSURANCE TAX						1,368.31	
Fund: 06 TIM/CREEK SPECIAL SERVICE AREA							
Department: 0000 GENERAL							
06-0000-0-780000	RETENTION POND MAINT	COMMONWEALTH EDISON CO	SERVICE 2/26	7303320900/FEB26	03/10/2026	9.36	None
06-0000-0-780000	RETENTION POND MAINT	COMMONWEALTH EDISON CO	SERVICE 2/26	6278072208/FEB26	03/10/2026	42.71	None
06-0000-0-780000	RETENTION POND MAINT	COMMONWEALTH EDISON CO	SERVICE 2/26	4677505676/FEB26	03/10/2026	42.71	None
Total Department 0000 GENERAL						94.78	
Total Fund 06 TIM/CREEK SPECIAL SERVICE AREA						94.78	
Fund: 13 HOTEL/MOTEL TAX FUND							
Department: 0000 GENERAL							
13-0000-0-713000	SNOW REMOVAL AND ICE CONTROL	TGF ENTERPRISES INC	SNOW REMOVAL/SHOVEL/S	8209	03/10/2026	1,653.46	None
13-0000-0-713000	SNOW REMOVAL AND ICE CONTROL	TGF ENTERPRISES INC	SNOW REMOVAL/SALT/SPR	8206	03/10/2026	731.09	None
13-0000-0-755000	BANNER PROGRAM	CONSORT DISPLAY GROUP	BANNER BRACKET HARDWA	PS-INV130779	03/10/2026	1,722.66	None
13-0000-0-755000	RED LIBERTYVILLE BANNERS	ZENON COMPANY	BANNERS	7314	03/10/2026	1,534.50	None
13-0000-0-755000	BLUE SHOP DINE EXPLORE BANNERS	ZENON COMPANY	BANNERS	7314	03/10/2026	1,237.50	None
13-0000-0-755000	SETUP CHARGE	ZENON COMPANY	BANNERS	7314	03/10/2026	225.00	None
13-0000-0-755000	SEWING CHARGES	ZENON COMPANY	BANNERS	7314	03/10/2026	160.00	None
13-0000-0-755000	FREIGHT	ZENON COMPANY	BANNERS	7314	03/10/2026	58.00	None
13-0000-0-759000	TOURISM PROMOTIONS	HOW IMPRESSIVE	INVITES FOR CONTENT C	216895063	03/10/2026	111.06	None
13-0000-0-759000	TOURISM PROMOTIONS	MAIN STREET SOCIAL	60048 PROMOTIONS VIDE	2/26	03/10/2026	161.76	None
13-0000-0-759000	TOURISM PROMOTIONS	MAINSTREET LIBERTYVILLE	GIFT CARD - BIZNOW RA	12092025VL	03/10/2026	50.00	None
13-0000-0-799000	PHASE 1 ENGINEERING	CIVILTECH ENGINEERING, S	MILW AVE CORRIDOR S	56866	03/10/2026	1,286.60	None
Total Department 0000 GENERAL						8,931.63	
Total Fund 13 HOTEL/MOTEL TAX FUND						8,931.63	
Fund: 14 COMMUTER PARKING FUND							
Department: 0000 GENERAL							
14-0000-3-730000	RENTAL OF LAND	AMERICAN LEGION POST #3	PARKING LOT LEASE 4/2	3/26	03/10/2026	550.00	None
14-0000-3-730000	RENTAL OF LAND	AC MANAGEMENT	2026 PARKING LEASE (\$	3/26	03/10/2026	10.00	None
14-0000-3-730000	RENTAL OF LAND	LIBERTYVILLE TEMPLE COR	2026 PARKING LEASE (\$	3/26	03/10/2026	10.00	None

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Fund: 14 COMMUTER PARKING FUND							
Department: 0000 GENERAL							
14-0000-3-730000	RENTAL OF LAND	HERITAGE PARTNERS	2026 PARKING LEASE/3	3/26	03/10/2026	10.00	None
14-0000-3-730000	RENTAL OF LAND	LOVINGER, JEFF	ANNUAL PMT PKG LEASE	3/26	03/10/2026	10.00	None
14-0000-3-730000	RENTAL OF LAND	510-514 CORPORATION	ANNUAL PMT PKG LEASE	3/26	03/10/2026	10.00	None
14-0000-3-730000	RENTAL OF LAND	FIRST CHURCH, CHRIST SC	ANNUAL PMT PKG LEASE	3/26	03/10/2026	10.00	None
14-0000-3-730000	RENTAL OF LAND	SUTTER, DAVID	ANNUAL PMT FOR PKG LE	3/26	03/10/2026	10.00	None
14-0000-3-730000	RENTAL OF LAND	DECKER, DUSTIN	ANNUAL PMT PKG LEASE	3/26	03/10/2026	10.00	None
14-0000-4-708000	ELECTRICITY	CONSTELLATION NEW ENERG	SERVICE 1/26	72309322601	03/10/2026	84.11	None
14-0000-4-708000	ELECTRICITY	CONSTELLATION NEW ENERG	SERVICE 1/26	72309322601	03/10/2026	316.40	None
14-0000-5-736000	CREDIT CARD FEES	PARKMOBILE LLC	PARKING LOTS CC FEES	INV-US032-2026-0005	03/10/2026	1,109.66	None
14-0000-7-713000	MAINTENANCE GROUNDS	SHERWIN-WILLIAMS	PAINT-METRA BATHROOMS	23925187280226	03/10/2026	33.00	None
14-0000-7-713000	METRA STATIONS - 3	CHI-TOWN CLEANING SERVI	CLEANING SERVICE 2/26	26-02-073	03/10/2026	757.00	None
14-0000-7-713000	COMMUTER PARKING	MILIEU DESIGN LLC	LANDSCAPING & MOWING	191779	03/10/2026	79.17	None
Total Department 0000 GENERAL						3,009.34	
Total Fund 14 COMMUTER PARKING FUND						3,009.34	
Fund: 20 UTILITY FUND							
Department: 0000 GENERAL							
20-0000-0-401001	SEWER	CARRION, ANGELICA	UB refund for account	02/25/2026	03/10/2026	21.59	None
20-0000-0-401001	WATER	CARRION, ANGELICA	UB refund for account	02/25/2026	03/10/2026	20.95	None
20-0000-0-401001	SEWER	MCGORMLEY, JONATHAN	UB refund for account	03/04/2026	03/10/2026	42.16	None
20-0000-0-401001	WATER	MCGORMLEY, JONATHAN	UB refund for account	03/04/2026	03/10/2026	68.79	None
20-0000-0-401001	SEWER	BLANTON, DYLAN	UB refund for account	03/04/2026	03/10/2026	55.90	None
20-0000-0-401001	WATER	BLANTON, DYLAN	UB refund for account	03/04/2026	03/10/2026	61.77	None
Total Department 0000 GENERAL						271.16	
Department: 2020 WATER DEPARTMENT							
20-2020-2-720000	INSURANCE	MOE FRINGE BENEFITS	PW UNION MED/DENTAL I	4/26	03/10/2026	10,060.00	None
20-2020-3-721000	INTERGOVMTAL RISK MGMT AGENCY	IRMA	JANUARY 2026 DEDUCTIB	301801	03/10/2026	7.92	None
20-2020-3-728000	SCADA MAINTENANCE	CONCENTRIC INTEGRATION,	CONCENTRIC EXPENSES 2	0282153	03/10/2026	180.69	None
20-2020-3-728000	SCADA MAINTENANCE	CONCENTRIC INTEGRATION,	ANNUAL SCADA MAINTENA	0282154	03/10/2026	896.68	None
20-2020-3-728000	SCADA MAINTENANCE	CONCENTRIC INTEGRATION,	2025-26 T&M SUPPORT S	0282155	03/10/2026	376.25	None
20-2020-3-728000	TECHNICAL SERVICES	CANADIAN PACIFIC RAILWA	RENTAL UTIL PIPE CROS	3000-2000165980	03/10/2026	150.00	None
20-2020-3-728000	TECHNICAL SERVICES	LAKE COUNTY HEALTH DEPT	WATER TESTING 1/26	INV-00107483	03/10/2026	240.00	None
20-2020-3-728000	TECHNICAL SERVICES	METIRI ANALYTICAL GROUP	WATER SAMPLE TESTING	GA6000187	03/10/2026	3,677.00	None
20-2020-3-728000	TECHNICAL SERVICES	DATA PROSE LLC	WTR/SWR BILLING 2/26	DP2600962	03/10/2026	480.97	None
20-2020-4-708000	ELECTRICITY	COMMONWEALTH EDISON CO	SERVICE 1/26	1405818000/JAN26	03/10/2026	115.93	None
20-2020-4-708000	ELECTRICITY	CONSTELLATION NEW ENERG	SERVICE 1/26	72309322601	03/10/2026	730.57	None
20-2020-4-708000	ELECTRICITY	CONSTELLATION NEW ENERG	SERVICE 1/26	72309322601	03/10/2026	464.15	None
20-2020-4-708000	ELECTRICITY	CONSTELLATION NEW ENERG	SERVICE 1/26	72309322601	03/10/2026	42.02	None
20-2020-4-708000	ELECTRICITY	COMMONWEALTH EDISON CO	SERVICE 1/26	2772723333/JAN26	03/10/2026	497.62	None
20-2020-4-708000	ELECTRICITY	COMMONWEALTH EDISON CO	SERVICE 1/26	6250543000/JAN26	03/10/2026	293.88	None
20-2020-4-709000	NORTH SHORE GAS	NORTH SHORE GAS CO	SERVICE 1/26	0609429114-5/JAN26	03/10/2026	92.12	None
20-2020-4-709000	NORTH SHORE GAS	NORTH SHORE GAS CO	SERVICE 1/26	0611967587-4/JAN26	03/10/2026	51.32	None
20-2020-4-709000	NORTH SHORE GAS	NORTH SHORE GAS CO	SERVICE 1/26	0605927014-1/JAN26	03/10/2026	404.23	None
20-2020-4-709000	NORTH SHORE GAS	NORTH SHORE GAS CO	SERVICE 1/26	0610788651-1/JAN26	03/10/2026	46.08	None
20-2020-4-709000	NORTH SHORE GAS	NORTH SHORE GAS CO	SERVICE 1/26	0603114171-1/JAN26	03/10/2026	150.48	None
20-2020-4-710000	TELEPHONE	PEERLESS NETWORK, INC	SERVICE 2/26 & 3/26	92234	03/10/2026	41.44	None
20-2020-4-712000	STORMWATER FEE	VILLAGE OF LIBERTYVILLE	STORMSEWER VILLAGE AC	2/26	03/10/2026	785.40	None
20-2020-5-706000	MATERIALS AND SUPPLIES	J & R LOCK & SAFE, INC	KEY CORE COPY	516434	03/10/2026	15.25	None

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Fund: 20 UTILITY FUND							
Department: 2020 WATER DEPARTMENT							
20-2020-5-706000	MATERIALS AND SUPPLIES	J & R LOCK & SAFE, INC	KEY COPY	516352	03/10/2026	8.75	None
20-2020-5-706000	MATERIALS AND SUPPLIES	ACE HARDWARE OF LIBERTY	MISC HARDWARE & SUPPL	622430	03/10/2026	395.37	None
20-2020-5-706000	MATERIALS AND SUPPLIES	T & T REPRODUCTIONS & S	METER CARDS	78364	03/10/2026	120.00	None
20-2020-5-722000	POSTAGE	DATA PROSE LLC	WTR/SWR BILLING 2/26	DP2600962	03/10/2026	718.31	None
20-2020-5-723000	OFFICE SUPPLIES	ODP BUSINESS SOLUTIONS,	OFFICE SUPPLIES	40985703	03/10/2026	105.06	None
20-2020-5-736000	CREDIT CARD FEES	INVOICE CLOUD INC	INVOICE PROGRAM FOR U	1784-2026_2	03/10/2026	2,037.20	None
20-2020-5-798000	PURCHASE OF WATER - CLCJAWA	CENTRAL LK CTY JOINT AC	WATER USAGE 2/26	3/26	03/10/2026	100,741.76	None
20-2020-5-798000	PURCHASE OF WATER - CLCJAWA	CENTRAL LK CTY JOINT AC	CENTRUM MAINT 12/25	3/26	03/10/2026	223.63	None
20-2020-7-712000	MAINTENANCE BLDG AND GROUNDS	SHERWIN-WILLIAMS	PAINT	24329187280226	03/10/2026	58.02	None
20-2020-7-712000	MAINTENANCE BLDG AND GROUNDS	MENARDS INC	WALL REPAIR MATERIAL	45661	03/10/2026	72.72	None
20-2020-7-712000	MAINTENANCE BLDG AND GROUNDS	MENARDS INC	PAINT SUPPLIES	45675	03/10/2026	83.01	None
20-2020-7-712000	MAINTENANCE BLDG AND GROUNDS	MENARDS INC	ADDRESSES FOR THE WEL	45539	03/10/2026	60.82	None
20-2020-7-712000	MAINTENANCE BLDG AND GROUNDS	MENARDS INC	ADDRESS FOR WELL HOUS	45564	03/10/2026	2.91	None
20-2020-7-712000	WATER TOWERS AND PUMP STATIONS	MILIEU DESIGN LLC	LANDSCAPING & MOWING	191779	03/10/2026	657.92	None
20-2020-7-716000	ASPHALT FOR WATER SYSTEM	PETER BAKER & SON CO	ASPHALT	54907	03/10/2026	882.57	None
20-2020-7-716000	MAINTENANCE WATER LINE	ACE HARDWARE OF LIBERTY	MISC HARDWARE & SUPPL	622430	03/10/2026	8.98	None
Total Department 2020 WATER DEPARTMENT						125,977.03	
Department: 2021 SEWER DEPARTMENT							
20-2021-2-720000	INSURANCE	MOE FRINGE BENEFITS	PW UNION MED/DENTAL I	4/26	03/10/2026	3,003.00	None
20-2021-4-707000	COUNTY SEWER SERVICE	LAKE COUNTY DEPT OF PUB	COUNTY SEWER 1/26	480057132	03/10/2026	71,541.86	None
20-2021-4-707000	COUNTY SEWER SERVICE	LAKE COUNTY DEPT OF PUB	COUNTY SEWER 12/25 RA	480057112	03/10/2026	2,705.63	None
20-2021-4-708000	ELECTRICITY	NORTH SHORE GAS CO	SERVICE 1/26	0605742033-8/JAN26	03/10/2026	93.75	None
20-2021-4-708000	ELECTRICITY	CONSTELLATION NEW ENERG	SERVICE 1/26	72309322601	03/10/2026	704.78	None
20-2021-4-708000	ELECTRICITY	CONSTELLATION NEW ENERG	SERVICE 1/26	72309322601	03/10/2026	141.14	None
20-2021-4-708000	ELECTRICITY	CONSTELLATION NEW ENERG	SERVICE 1/26	72309322601	03/10/2026	223.26	None
20-2021-4-708000	ELECTRICITY	COMMONWEALTH EDISON CO	SERVICE 1/26	9602198000/JAN26	03/10/2026	170.04	None
20-2021-4-708000	ELECTRICITY	COMMONWEALTH EDISON CO	SERVICE 1/26	9465532222/JAN26	03/10/2026	91.62	None
20-2021-4-708000	ELECTRICITY	COMMONWEALTH EDISON CO	SERVICE 1/26	8376092000/JAN26	03/10/2026	58.06	None
20-2021-4-708000	ELECTRICITY	COMMONWEALTH EDISON CO	SERVICE 1/26	3865032000/JAN26	03/10/2026	114.78	None
20-2021-4-708000	ELECTRICITY	COMMONWEALTH EDISON CO	SERVICE 1/26	2563892000/JAN26	03/10/2026	65.15	None
20-2021-4-708000	ELECTRICITY	COMMONWEALTH EDISON CO	SERVICE 1/26	0775692000/JAN26	03/10/2026	51.74	None
20-2021-4-709000	NATURAL GAS	NORTH SHORE GAS CO	SERVICE 1/26	0600025434-1/JAN26	03/10/2026	47.58	None
20-2021-4-709000	NATURAL GAS	NORTH SHORE GAS CO	SERVICE 1/26	0611967587-2/JAN26	03/10/2026	93.75	None
20-2021-4-709000	NATURAL GAS	NORTH SHORE GAS CO	SERVICE 1/26	0605742033-4/JAN26	03/10/2026	96.31	None
20-2021-4-709000	NATURAL GAS	NORTH SHORE GAS CO	SERVICE 1/26	0613559375-1/JAN26	03/10/2026	46.08	None
20-2021-5-722000	POSTAGE	DATA PROSE LLC	WTR/SWR BILLING 2/26	DP2600962	03/10/2026	718.31	None
20-2021-7-715000	MAINTENANCE LIFT STATIONS	TLC CONTROLS INC	MOISTURE/TEMP RELAY S	38616	03/10/2026	437.45	None
20-2021-7-715000	MAINTENANCE LIFT STATIONS	VERIZON	PARK AVE CELL SERVICE	6136639598	03/10/2026	50.04	None
20-2021-7-715000	LIFT STATIONS	MILIEU DESIGN LLC	LANDSCAPING & MOWING	191779	03/10/2026	503.75	None
20-2021-7-716000	MAINTENANCE SEWER LINES	STANDARD EQUIPMENT CO	HAND GUN-VACTOR	P08926	03/10/2026	346.08	None
Total Department 2021 SEWER DEPARTMENT						81,304.16	
Department: 2022 WASTE WATER TREATMENT PLANT							
20-2022-4-708000	ELECTRICITY	CONSTELLATION NEW ENERG	SERVICE 1/26	72309322601	03/10/2026	21,758.47	None
20-2022-4-709000	NORTH SHORE GAS	NORTH SHORE GAS CO	SERVICE 1/26	0606400787-2/JAN26	03/10/2026	4,754.89	None
20-2022-4-710000	TELEPHONE	PEERLESS NETWORK, INC	SERVICE 2/26 & 3/26	92234	03/10/2026	48.61	None
20-2022-5-706000	MATERIALS AND SUPPLIES	GRAINGER INC	EXIT SIGN	9811382242	03/10/2026	19.63	None
20-2022-5-706000	MATERIALS AND SUPPLIES	USA BLUEBOOK	LAB SUPPLIES	INV00972052	03/10/2026	95.90	None
20-2022-5-706000	MATERIALS AND SUPPLIES	USA BLUEBOOK	LAB SUPPLIES	INV00972559	03/10/2026	326.08	None

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Fund: 20 UTILITY FUND							
Department: 2022 WASTE WATER TREATMENT PLANT							
20-2022-5-706000	MATERIALS AND SUPPLIES	GRAINGER INC	LAB EQUIPMENT	9821241941	03/10/2026	140.22	None
20-2022-5-706000	MATERIALS AND SUPPLIES	MENARDS INC	TOILET REPAIR	45793	03/10/2026	35.92	None
20-2022-7-712000	MAINT - BUILDING & GROUNDS	MENARDS INC	EMMERGENCY LIGHT REPA	45653	03/10/2026	31.95	None
20-2022-7-712000	MAINT - BUILDING & GROUNDS	MENARDS INC	OUTDOOR SECURITY LIGH	45658	03/10/2026	199.98	None
20-2022-7-712000	MAINT - BUILDING & GROUNDS	MENARDS INC	SECURITY OUTDOOR LIGH	45587	03/10/2026	241.42	None
20-2022-7-712000	WASTEWATER PLANT	CHI-TOWN CLEANING SERVI	CLEANING SERVICE 2/26	26-02-073	03/10/2026	317.00	None
20-2022-7-715000	MAINTENANCE OTHER EQUIPMENT	ACCURATE BEARING CO.	BALL BEARING-PATTERSO	601501	03/10/2026	772.35	None
20-2022-7-715000	MAINTENANCE OTHER EQUIPMENT	GRAINGER INC	SCREEN AND GRIT STRAI	9820164961	03/10/2026	104.93	None
20-2022-7-715000	MAINTENANCE OTHER EQUIPMENT	GRAINGER INC	STRAINER SCREEN/Y STR	9822389921	03/10/2026	96.32	None
20-2022-7-715000	MAINTENANCE OTHER EQUIPMENT	WESCO RECEIVABLES CORP	PLANT B RAS SEAL	546537	03/10/2026	124.64	None
Total Department 2022 WASTE WATER TREATMENT PLANT						29,068.31	
Department: 2023 UTILITY-DEBT SERVICE							
20-2023-9-795000	PRINCIPAL PAYMENTS	THE BANK OF NEW YORK ME	LIB GO 2015B BOND PMT	LIBG015B/MAY26	03/10/2026	365,000.00	None
20-2023-9-796000	INTEREST PAYMENTS	THE BANK OF NEW YORK ME	LIB GO 2015B BOND PMT	LIBG015B/MAY26	03/10/2026	44,153.14	None
Total Department 2023 UTILITY-DEBT SERVICE						409,153.14	
Department: 2024 UTILITY-CAPITAL IMPROVEMENT							
20-2024-5-799000	SECOND STREET WELL HOUSE WINDOWS	APOLLO GLASS LLC	REPLACE WINDOWS NEWBE	00251	03/10/2026	3,250.00	None
20-2024-5-799000	NEWBERRY WELL HOUSE	APOLLO GLASS LLC	REPLACE WINDOWS NEWBE	00251	03/10/2026	10,850.00	None
20-2024-5-799000	ROOF AND SIDING WELL HOUSES	SHAKES ROOFING AND SIDI	ROOF NEWBERRY & 2ND S	25145487	03/10/2026	9,980.00	None
20-2024-5-799000	MISCELLANEOUS	SHAKES ROOFING AND SIDI	ROOF NEWBERRY & 2ND S	25145487	03/10/2026	950.00	None
20-2024-5-799000	MISCELLANEOUS	DIG-SMART, LLC	DIG-SMART INTO TRIMBL	1651	03/10/2026	4,000.00	None
20-2024-6-750000	CHANGE ORDER #1	KENO & SONS CONSTRUCTIO	SCREEN AND GRIT BUILD	5683	03/10/2026	2,823.00	None
20-2024-6-750000	CHANGE ORDER #2	KENO & SONS CONSTRUCTIO	SCREEN AND GRIT BUILD	5683	03/10/2026	80,320.25	None
20-2024-6-750000	ENGINEERING	DONOHUE & ASSOCIATES, I	WWTP FILTER BLDG - EN	14679-07	03/10/2026	6,167.50	None
20-2024-6-750000	DESIGN & CONST MGMT	DONOHUE & ASSOCIATES, I	WWTP UV CONVERSION -	14668-07	03/10/2026	7,450.00	None
20-2024-6-777000	LIFT STATION IMPROVEMENTS	KIMLEY-HORN AND ASSOCIA	LIFT STATIONS - ENG	168586448-0126	03/10/2026	35,950.00	None
20-2024-6-795000	ENGINEERING	GEWALT HAMILTON ASSOCIA	2025 WM PROGRAM - CON	4593.012-10	03/10/2026	5,562.50	None
20-2024-6-795000	PROFESSIONAL ENGINEERING	GEWALT HAMILTON ASSOCIA	2026 WM REPLACE - DES	4593.013-4	03/10/2026	10,794.34	None
20-2024-6-795000	ENGINEERING SERVICES	CLARK DIETZ, INC	WATER TOWER IMPROVEME	447911	03/10/2026	5,022.50	None
20-2024-6-795000	WATER SYSTEM IMPROVEMENTS	PADDOCK PUBLICATIONS, I	BID NOTICE-GARFIELD T	368924	03/10/2026	124.20	None
20-2024-6-795000	WATER SYSTEM IMPROVEMENTS	PADDOCK PUBLICATIONS, I	BID NOTICE-GARFIELD T	368924	03/10/2026	112.70	None
Total Department 2024 UTILITY-CAPITAL IMPROVEMENT						183,356.99	
Total Fund 20 UTILITY FUND						829,130.79	
Fund: 21 STORMWATER SEWER FUND							
Department: 0000 GENERAL							
21-0000-0-401000	STORMWATER	CARRION, ANGELICA	UB refund for account	02/25/2026	03/10/2026	13.11	None
21-0000-0-401000	STORMWATER	SMITH, RENEE	UB refund for account	03/04/2026	03/10/2026	78.53	None
21-0000-0-401000	STORMWATER SENIOR	LANDAU-WARD, DARLA	UB refund for account	03/04/2026	03/10/2026	63.20	None
Total Department 0000 GENERAL						154.84	
Department: 2121 STORMWATER SEWER							
21-2121-6-790000	CAPITAL OUTLAY	DIG-SMART, LLC	DIG-SMART INTO TRIMBL	1651	03/10/2026	4,000.00	None
21-2121-6-790000	CHANGE ORDER #1	MANEVAL CONSTRUCTION CO	STORM SYSTEM MAINTENA	11454	03/10/2026	7,358.73	None
21-2121-7-718000	STORMWATER - DETENTION PONDS	MILIEU DESIGN LLC	LANDSCAPING & MOWING	191779	03/10/2026	138.33	None
Total Department 2121 STORMWATER SEWER						11,497.06	
Total Fund 21 STORMWATER SEWER FUND						11,651.90	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LIBERTYVILLE

EXP CHECK RUN DATES 03/10/2026 - 03/10/2026

POSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number
Fund: 30 VEHICLE MAINT/REPL SERVICE FD							
Department: 0000 GENERAL							
30-0000-2-720000	INSURANCE	MOE FRINGE BENEFITS	PW UNION MED/DENTAL I	4/26	03/10/2026	9,159.00	None
30-0000-3-721000	INTERGOVMTAL RISK MGMT AGENCY	IRMA	2-UNDERGROUND STORAGE	301722	03/10/2026	3,850.08	None
30-0000-5-711000	GASOLINE & OIL	LINDE GAS & EQUIPMENT I	CYLINDERS	55091673	03/10/2026	42.58	None
30-0000-5-711000	GASOLINE & OIL	LINDE GAS & EQUIPMENT I	CYLINDERS	55091671	03/10/2026	98.63	None
30-0000-5-714000	VEHICLE PARTS	DUXLER TIRE STORE	TIRES	148865	03/10/2026	526.08	None
30-0000-5-714000	VEHICLE PARTS	LEACH ENTERPRISES INC	DISC PAD SET	01P26799	03/10/2026	220.49	None
30-0000-5-714000	VEHICLE PARTS	MIDWEST HOSE AND FITTIN	2-BALL VALVES	249146	03/10/2026	156.20	None
30-0000-5-714000	VEHICLE PARTS	LAKESIDE INTERNATIONAL	CLAMP	7308324P	03/10/2026	56.69	None
30-0000-5-714000	VEHICLE PARTS	LAKESIDE INTERNATIONAL	EXHAUST TEMP	7308628P	03/10/2026	83.28	None
30-0000-5-714000	VEHICLE PARTS	MACQUEEN EQUIPMENT LLC	STEERING GEAR FIRE EN	P37781	03/10/2026	2,941.27	None
30-0000-5-714000	SHIPPING & HANDLING	MACQUEEN EQUIPMENT LLC	STEERING GEAR FIRE EN	P37781	03/10/2026	170.00	None
30-0000-5-714000	VEHICLE PARTS	POMP'S TIRE SERVICE INC	TIRE	290298663	03/10/2026	287.30	None
30-0000-5-714000	VEHICLE PARTS	ACE HARDWARE OF LIBERTY	MISC HARDWARE & SUPPL	622430	03/10/2026	4.08	None
30-0000-5-714000	VEHICLE PARTS	LIBERTYVILLE CHEVROLET	CORE RETURN	CM985426	03/10/2026	(50.00)	None
30-0000-5-714000	VEHICLE PARTS	JX ENTERPRISES, INC	DPF MAINT CLEANING 7	1859396S	03/10/2026	451.60	None
30-0000-5-714000	VEHICLE PARTS	MACQUEEN EQUIPMENT LLC	REPAIR PARTS FOR E461	P37926	03/10/2026	2,780.92	None
30-0000-5-726000	TRAVEL, TRAIN, SUBSCRIP & DUES	MUNICIPAL FLEET MANAGER	2025 ANNUAL DUES	26-058	03/10/2026	50.00	None
30-0000-5-755000	LICENSE/TITLE/INSPECTION FEES	RONDOT SERVICE CENTER	SAFETY INSPECTIONS -	18894	03/10/2026	70.00	None
30-0000-5-755000	LICENSE/TITLE/INSPECTION FEES	SECRETARY OF STATE	2026 PLATE RENEWAL/20	32069918	03/10/2026	151.00	None
30-0000-5-789000	ACCIDENT DAMAGE EXPENSE	LIBERTYVILLE CHEVROLET	TAILGATE #8	985426	03/10/2026	530.27	None
30-0000-6-782000	VEHICLE REPLACEMENT COSTS	MPC COMMUNICATIONS & LI	REMOVE EQUIPMENT IN O	26-1039	03/10/2026	398.25	None
Total Department 0000 GENERAL						21,977.72	
Total Fund 30 VEHICLE MAINT/REPL SERVICE FD						21,977.72	
Fund: 31 TECHNOLOGY EQUIP/REPL SER FD							
Department: 0000 GENERAL							
31-0000-3-728000	CONSULTING SERVICES	MUNICIPAL GIS PARTNERS,	GISC STAFFING SERVICE	8848	03/10/2026	12,473.07	None
31-0000-4-711000	WIRELESS SERVICE	VERIZON	SERVICE 1/20-2/19/26	9136417595	03/10/2026	965.52	None
31-0000-4-711000	WIRELESS SERVICE	T-MOBILE	WIRELESS SERVICE 1/21	987378264	03/10/2026	620.18	None
31-0000-4-711000	WIRELESS SERVICE	T-MOBILE	WIRELESS SERVICE 1/21	982446608	03/10/2026	1,937.07	None
31-0000-4-719000	INTERNET ACCESS	COMCAST	SERVICE 3/1/26-3/31/2	265257122	03/10/2026	9,232.72	None
31-0000-4-719000	INTERNET ACCESS	COMCAST	SERVICE 3/1/26-3/31/2	265257124	03/10/2026	852.86	None
31-0000-5-706000	COMPUTER SUPPLIES	AMAZON CAPITAL SERVICES	PHONE CASE	1X1M-V1R9-PHL6	03/10/2026	41.97	None
31-0000-5-706000	COMPUTER SUPPLIES	CDW GOVERNMENT, INC	SCANNER FOR FIRE DEPA	AI3DH1P	03/10/2026	437.47	None
31-0000-5-729000	SOFTWARE,LICENSING, UPDATES	POSTERMYWALL	1YR SUBSCRIPTION-SOCI	2/26	03/10/2026	319.95	None
31-0000-5-729000	BLUEBEAM	BLUEBEAM INC	3-SOFTWARE FOR AECO P	I-0000502318	03/10/2026	990.00	None
31-0000-5-729000	SOFTWARE,LICENSING, UPDATES	CDW GOVERNMENT, INC	FORTINET LICENSE RENE	AI3MA4Q	03/10/2026	399.00	None
31-0000-5-729000	SOFTWARE,LICENSING, UPDATES	CDW GOVERNMENT, INC	FORTINET LICENSE RENE	AI3MA4T	03/10/2026	399.00	None
31-0000-5-799000	MISCELLANEOUS	DROPBOX INC	SUBSCRIPTION FOR SHAR	2/26	03/10/2026	119.88	None
31-0000-6-790000	AXIS T91A64 CORNER BRACKET	CDW GOVERNMENT, INC	BUILDING CAMERA SUPPL	AI3MT1Q	03/10/2026	340.00	None
31-0000-6-790000	AXIS CAMERA MOUNTING BRACKET	CDW GOVERNMENT, INC	BUILDING CAMERA SUPPL	AI3MT1Q	03/10/2026	376.00	None
31-0000-6-790000	AXIS P3275-LVE 10MM	CDW GOVERNMENT, INC	BUILDING CAMERA SUPPL	AI3MT1Q	03/10/2026	768.00	None
31-0000-6-790000	AXIS P3737-PLE PANORAMIC CAMERA	CDW GOVERNMENT, INC	BUILDING CAMERAS FOR	AI3PH1A	03/10/2026	6,912.00	None
Total Department 0000 GENERAL						37,184.69	
Total Fund 31 TECHNOLOGY EQUIP/REPL SER FD						37,184.69	
Fund: 40 PROJECT FUND							
Department: 0000 GENERAL							
40-0000-0-775000	STREETLIGHT REPLACEMENT	1000 BULBS	STREETLIGHT BULBS	INV1057232	03/10/2026	1,998.36	None

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LIBERTYVILLE

EXP CHECK RUN DATES 03/10/2026 - 03/10/2026

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number
Fund: 40 PROJECT FUND							
Department: 0000 GENERAL							
40-0000-0-799000	QUIET ZONE - CANADIAN NATIONAL IG	VILLAGE OF BUFFALO GROV	QUIET ZONE - CN RAILR	2026-00000004	03/10/2026	8,619.31	None
40-0000-0-799000	MISCELLANEOUS	THIRD MILLENNIUM ASSOCI	VEH ONLINE ANNUAL MAI	33969	03/10/2026	1,123.76	None
40-0000-0-799000	MISCELLANEOUS	THIRD MILLENNIUM ASSOCI	VEH ONLINE ANNUAL MAI	33970	03/10/2026	1,242.78	None
Total Department 0000 GENERAL						12,984.21	
Total Fund 40 PROJECT FUND						12,984.21	
Fund: 42 NEW BUILDING FUND							
Department: 0000 GENERAL							
42-0000-6-790000	CAPITAL OUTLAY	HERITAGE PARTNERS LIMIT	4/1/26 LEASE AGREEMEN	3/26	03/10/2026	17,647.50	None
42-0000-6-790000	PHASE 3 PROFESSIONAL SERVICES	CCS	PH2 PROFESSIONAL SERV	124205-125118123120	03/10/2026	42,920.00	None
42-0000-6-790000	CAPITAL OUTLAY	COMCAST CABLE COMMUNICA	RELOCATION OF FIBERS	26026	03/10/2026	13,202.05	170391
42-0000-6-790000	CAPITAL OUTLAY	ELROD FRIEDMAN LLP	LEGAL COUNSEL-NEW VIL	26915	03/10/2026	2,023.50	None
Total Department 0000 GENERAL						75,793.05	
Total Fund 42 NEW BUILDING FUND						75,793.05	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF LIBERTYVILLE

EXP CHECK RUN DATES 03/10/2026 - 03/10/2026

POSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number	
--- TOTALS BY FUND ---								
		01	GENERAL FUND			703,149.88		
		05	FOREIGN FIRE INSURANCE TAX			1,368.31		
		06	TIM/CREEK SPECIAL SERVICE AREA			94.78		
		13	HOTEL/MOTEL TAX FUND			8,931.63		
		14	COMMUTER PARKING FUND			3,009.34		
		20	UTILITY FUND			829,130.79		
		21	STORMWATER SEWER FUND			11,651.90		
		30	VEHICLE MAINT/REPL SERVICE FD			21,977.72		
		31	TECHNOLOGY EQUIP/REPL SER FD			37,184.69		
		40	PROJECT FUND			12,984.21		
		42	NEW BUILDING FUND			75,793.05		
		Total For All Funds:					<u>1,705,276.30</u>	



VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date: March 10, 2026

Agenda Item: Consideration of an Ordinance Amending the Number of Class B Liquor Licenses-Kozy Restaurant

Staff Recommendation: Approve Ordinance

Staff Contact: Kelly A. Amidei, Village Administrator

Background: Attached is an Ordinance which would amend the Municipal Code regarding Class B Liquor Licenses. The Village has received an application for a Class B Liquor License from Kozy Restaurant, Libertyville located at 602 N Milwaukee Ave (formerly operated as Chrissoula's).

The application has been reviewed by the Mayor/Liquor Commissioner and Village Staff, with a recommendation that the Village Board approve the application for a B liquor license and allow the Liquor Commissioner to issue a B Liquor License to Kozy Restaurant.

Staff recommends approval of the Ordinance granting a Class B Liquor License to Kozy Restaurant.

Attachments:

1. Ordinance

VILLAGE OF LIBERTYVILLE

ORDINANCE 25-O-

AN ORDINANCE AMENDING SECTION 4-46
OF THE LIBERTYVILLE, ILLINOIS MUNICIPAL CODE
REGARDING CLASS B LIQUOR LICENSES

Adopted by the
President and Board of Trustees
of
the Village of Libertyville
Lake County, Illinois
this 10th day of March, 2026.

Published in pamphlet form by
Direction and authority of the
Village of Libertyville
Lake County, Illinois
this 10th day of March, 2026

ORDINANCE NO. 25-O-

AN ORDINANCE AMENDING SECTION 4-46
OF THE LIBERTYVILLE, ILLINOIS MUNICIPAL CODE
REGARDING CLASS B LIQUOR LICENSES

WHEREAS, Article 2 of Chapter 4 of the Libertyville, Illinois Municipal Code (*“Village Code”*), sets forth rules and regulations for the licensing of, and sale of alcoholic liquor by, alcoholic liquor retailers in the Village; and

WHEREAS, Section 4-46(b) of the Village Code sets forth the maximum number of liquor licenses that may be issued by the Village at any one time; and

WHEREAS, the Village President and Board of Trustees desire to amend the Village Code to clarify the number of Class B liquor licenses that may be issued at any one time; and

WHEREAS, the President and Board of Trustees have determined that it will be in the best interest of the Village and its residents to amend the Village Code pursuant to this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The foregoing recitals are hereby incorporated and fully set forth as findings of the Village of Libertyville President and Board of Trustees.

SECTION 2: Limitation of Number of Liquor Licenses. Section 4-46, titled, “Limitation of number,” of Article II, titled “In Retailers,” of Chapter 4, titled “Alcoholic Liquor,” of the Village Code is hereby amended further to read as follows:

“Section 4-46. - Limitation of Number.

* * *

(b) The number of authorized liquor licenses under each class specified in section 4-45 is as follows:

Class B	<u>20-21</u>
---------	--------------

* * *

SECTION 3: Publication. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION 4: Effective Date. This Ordinance will be in full force from and after its passage and approval in the manner provided by law.

PASSED this ____ day of _____, 2026.

AYES:

NAYES:

ABSENT:

APPROVED this ____ day of _____, 2026.

Donna Johnson, Village President

ATTEST:

Margaret Clark, Village Clerk



VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date: March 10, 2026

Agenda Item: Consideration of a Resolution for Closure of Streets for the Libertyville High School Annual Homecoming Parade and Use of Village Property

Staff Recommendation: Approve Resolution

Staff Contact: Kelly A. Amidei, Village Administrator

Background: Attached is a request from Libertyville High School (LHS) requesting authorization to hold its annual Homecoming Parade on September 19, 2026, and to utilize the downtown train station parking lot for staging the parade. They have also requested Police Department assistance at the train station before and during parade staging.

Staff recommends approval of the request to use the downtown train station parking lot from 7 a.m. to 9:30 a.m. for staging the parade and approve the attached resolution to allow the Village to close Brainerd Avenue to Park Avenue and Park Avenue ending in the LHS school parking lot between 9:30 a.m. and 10:30 a.m. on Saturday, September 19, 2026.

Attachments:

1. Resolution
2. Request Letter

RESOLUTION 26-R-

WHEREAS, the Libertyville High School Student Council desires to hold its annual Libertyville High School Homecoming Parade on Brainerd Avenue and Park Avenue, IL 176, on Saturday, September 19, 2026 from 9:30 a.m. to 10:30 a.m.; and

NOW, THEREFORE, BE IT RESOLVED by the Village of Libertyville that said Village will assume full responsibility for the direction, protection and regulation of traffic during the time the detour is in effect.

SECTION 1: The Village of Libertyville approves the annual Libertyville High School Homecoming Parade on September 19, 2026 and the use of the downtown train station parking lot for staging the parade from 7:00 a.m. to 9:30 a.m.

SECTION 2: The Village will provide Police Department assistance at the train station before and during parade staging.

SECTION 2: The Village authorizes the closure of Brainerd Avenue and Park Avenue between 9:30 a.m. and 10:30 a.m. on Saturday, September 19, 2026.

SECTION 3: Effective Date. This Resolution will take effect immediately upon its passage and approval as provided by law.

PASSED this ___ day of March, 2026.

AYES:

NAYS:

ABSENT:

APPROVED this ____day of March, 2026.

ATTEST:

Donna Johnson, Village President

Margaret Clark, Village Clerk



RE: Homecoming 2026 Parade Request

From Kelly Amidei <kamidei@libertyville.com>

Date Tue 3/3/2026 12:55 PM

To Amanda Comeaux <amanda.comeaux@d128.org>

Cc Kara Gierman <kara.gierman@d128.org>; Maxwell Phillips <maxwell.phillips@d128.org>; Jennifer Uliks <jennifer.uliks@d128.org>; Lori Helgesen <lhelgesen@libertyville.com>

Thank you for your request. We will either place on the March 10th or 24th agenda for approval.



Kelly Amidei

Village Administrator

Village of Libertyville
118 W. Cook Avenue
Libertyville, IL 60048

P: 847.918.2027

F: 847.362.9453

kamidei@libertyville.com

www.libertyville.com

From: Amanda Comeaux <amanda.comeaux@d128.org>

Sent: Tuesday, March 3, 2026 11:56 AM

To: Kelly Amidei <kamidei@libertyville.com>

Cc: Kara Gierman <kara.gierman@d128.org>; Maxwell Phillips <maxwell.phillips@d128.org>; Jennifer Uliks <jennifer.uliks@d128.org>

Subject: Homecoming 2026 Parade Request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Amidei-

On behalf of the Libertyville High School Student Council, please accept this email as our formal request to hold the 2026 Libertyville High School Homecoming Parade on Saturday, September 19th, 2026.

We would appreciate the permission of the village to stage the parade at the Libertyville train station starting at 7:00 am with the parade start time at 9:30 am. We will plan to have the parade route similar to last year starting at the Metra station, heading south on Brainard, west on Route 176 and ending in the LHS school parking lot.

We would appreciate a police presence on the morning of the parade to help guide commuters into the train station and keep the parade participants safe at the same time along the route. We will publicize to all parade participants that no one will be able to park in the train station lot unless they are using the train, and that all parade participants should be dropped off at least three blocks south of the train station and walk to the staging area.

We appreciate your consideration of this request at your next Village Board meeting.

Thank you for all that you do to support the students at LHS!

--

Amanda Comeaux
Special Services Teacher
Student Council Adviser
Libertyville High School
847.327.7637

Pursuant to Illinois' public records law, this electronic communication may constitute a public record. Please be advised that this email may be subject to monitoring and disclosure to third parties.



VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date: March 10, 2026

Agenda Item: Consideration of a Resolution to Authorize Consulting Fees With True North Consultants for Environmental Services

Staff Recommendation: Approve Resolution

Staff Contact: Kelly A. Amidei, Village Administrator

Background: The Village of Libertyville is in need of environmental consulting services related to the construction of the Police Station at 200 E. Cook Avenue. The Village's Owner's Representative, CCS International, solicited quotes at the start of the project from three (3) firms. True North Consulting was the lowest and was able to provide services that did not exceed \$25,000, within the Village Administrator's authority in the Purchasing Policy.

Additional services are now needed from True North for the 200 E. Cook Avenue site along with an environmental assessment related to the purchase of 1900 USG Drive which will go above the \$25,000 approval threshold, requiring Village Board of Trustees approval.

Prior work =\$22,525.00
Lead Paint Survey (200 E Cook)=\$3,654.00
Environmental Assessment (1900 USG Drive)=\$10,049.72
Total=\$36,228.72 (not to exceed amount)

Staff recommends adoption of the attached Resolution to approve the Consulting Fees with True North Consult for environmental services in the not-to-exceed amount of \$36,228.72 and authorize the execution of the agreement by the Village Administrator.

Attachments:

1. Resolution
2. Proposals

RESOLUTION 26-R-

A RESOLUTION TO AUTHORIZE CONSULTIN FEES WITH TRUE NORTH
CONSULTANTS FOR ENVIRONMENTAL SERVICES

WHEREAS, the Village of Libertyville has identified the need to retain a professional environmental firm to provide services for 200 E. Cook Avenue (Libertyville Police Station site) and 1900 USG Drive (Libertyville Police Station Temporary Site); and

WHEREAS, the firm of True North Consultants has provided a Proposal for various services in the not to exceed amount of \$36,250.00 to complete these environmental services for the identified locations; and

WHEREAS, sufficient funds are available in the Village's Fiscal Year 2025/26 Annual Budget; and

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, COUNTY OF LAKE, AND STATE OF ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The foregoing recitals are hereby incorporated and fully set forth as findings of the Village of Libertyville President and Board of Trustees.

SECTION 2: Approval of Contract. The Board of Trustees hereby approves the Professional Services Agreement with True North Consultants for environmental services at 200 E. Cook Avenue and 1900 USG Drive in the not to exceed amount of \$36,250.00.

SECTION 3: Execution of Contract. The Village Administrator is hereby authorized to execute the Agreement with True North Consultants. for Village owned property.

SECTION 4: Effective Date. This Resolution will take effect immediately upon its passage and approval as provided by law.

PASSED this ____th day of March, 2026.

AYES:

NAYS:

ABSENT:

APPROVED this ____th day of March, 2026.

Donna Johnson, Village President

ATTEST:

Margaret Clark, Village Clerk

Proposal Date:	2/17/2026
Proposal #:	P126-212

Trusted Partner. Leading Environmental Solutions.

Client

Village of Libertyville
Kelly Amidei
118 West Cook Avenue
Libertyville, IL 60048

Project

Lead Dust Sampling and Reporting
Police Station
200 East Cook Avenue
Libertyville, Illinois 60056

Description	Quantity	Units	Rate	Amount
Lead Dust Sampling and Reporting				\$3,654.00
Subtotal				\$3,654.00
Total				\$3,654.00

True North shall provide a USEPA accredited and IDPH licensed Lead Risk Assessor to perform oversight and clearance sampling during and at the completion of lead-based paint mitigation/abatement activities. Services will be performed in accordance with the protocols outlined in the Housing and Urban Development (HUD) Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing. True North has accounted for a total of two (2) shifts based on collecting samples. If additional shifts are needed, extra fees will apply at the rates specified above. Clearance dust wipe and air samples will be submitted to an American Industrial Hygiene Association (AIHA) Environmental Lead Laboratory Accreditation Program (ELLAP)-accredited laboratory for analysis with a 24-hour turnaround time. True North has budgeted for fifteen (15) clearance wipe samples for the entire project. If the proposed number of samples are insufficient, additional fees will apply at the rates specified above. Results of analysis will be compared to EPA/HUD clearance criteria for wipe samples and OSHA exposure limits for air samples. If clearance criteria are not met, the Contractor will be responsible for re-cleaning until compliance is achieved. True North will provide a final clearance report for the work areas, outlining methods, findings, and recommendations. True North will supply all materials and equipment necessary to accomplish project objectives, including sampling expenses, materials, and supplies.

Authorization to Proceed

1. The hereby agree to the proposed scope, schedule and fees set forth within.
2. The attached terms and conditions are an integral part of this agreement.
3. Upon execution, this document represents a binding authorization to proceed.

Client Acceptance (sign below):

Print Name _____ Signature: _____ Date: _____

Thank You For Your Business!

March 4, 2026

Ms. Kelly Amidei
Village of Libertyville
118 West Cook Avenue
Libertyville, Illinois 60048

**RE: Proposal for Due Diligence Services
Phase I Environmental Site Assessment, Asbestos-Containing Materials Survey, Lead-Based
Paint Survey, & Hazardous Building Materials Survey
Proposed Temporary Police Department
1900 Usg Drive
Libertyville, Illinois 60048
True North Proposal No. P126-282**

Dear Ms. Amidei:

True North Consultants, Inc. (True North) is pleased to present the Village of Libertyville (Client) with the following proposal to provide Phase I Environmental Site Assessment (ESA), and add-alternate Asbestos-Containing Materials (ACM) Survey, Lead-Based Paint (LBP) Survey, & Hazardous Building Materials Survey (HBMS) services for the proposed temporary Police Department located at 1900 Usg Drive in Libertyville, Illinois (Site). Based on information provided, there are three parcel PINs (Lake County Parcels 1118103028, 1118103029, and 1118103030) associated with the Site. True North is committed to serving the Client by adhering to applicable regulations, policies, and guidelines; providing timely response to Client inquiries, and working with the Client to achieve a common goal. The following sections of this proposal present information regarding the project understanding, scope of services, estimated costs, schedule, and limitations.

PROJECT UNDERSTANDING

The Site is currently improved consists of approximately 2.83-acres of land improved with a 16,000-square foot, single-story former medical office building and associated parking. The subject proposal was requested as part of the environmental due diligence process prior to potential acquisition by the Village for use as a temporary Police Department and future use as the Village of Libertyville Recreation Department. Based on this understanding, the following scope of services has been developed to evaluate the environmental status of the Site.

SCOPE OF WORK

Task 1: Phase I Environmental Site Assessment

True North will complete a Phase I ESA on the Site consistent with the Federal “Standards and Practices for All Appropriate Inquires (AAI); Final Rule” (40 CFR Part 312) and the American Society for Testing and Materials (ASTM) International E1527-21 standard, “Standard for Environmental Site Assessments: Phase I Environmental Site Assessment Process.” The purpose of a Phase I ESA is to identify whether the Site is subject to *recognized environmental conditions*, as defined by AAI and ASTM. The ESA shall include the following in accordance with the ASTM standard:



1. Historical Records Review: Available historical records associated with the Site and surrounding properties will be reviewed. These records include city directories, Sanborn Fire Insurance Maps, and aerial photographs, when available. Commonly known or reasonably ascertainable information will also be pursued to the extent necessary to document information about the Site.
2. Environmental Regulatory Records Review: A computer search of Federal, State, Tribal, and local government agency records will be performed to determine if the Site or adjacent properties are included within the selected regulatory databases. Based on the results of this query, the Site and its surrounding properties shall be evaluated for recognized environmental concerns. Queries shall be performed, but not be limited to, the following regulatory databases:
 - National Priority List (NPL) of Hazardous Waste Sites;
 - Hazardous Waste Treatment, Storage, Disposal Facilities (TSDF);
 - Underground Storage Tank or Leaking Underground Storage Tank Locations (UST/LUST);
 - Sanitary Landfill and Solid Waste Sites (SL/SWS);
 - State Hazardous Waste Sites (SHWS);
 - CERCLIS sites; and
 - Small and Large Quantity Hazardous Waste Generators (RCRIS-SQG/LQG).
3. Interviews: To the extent reasonable and possible, interview past and present Site owners, occupants of the Site, and state and local government officials with the purpose of obtaining information indicating *recognized environmental conditions* in connection with the Site.
4. Site Inspection: A site inspection shall be performed at the Site to evaluate existing conditions and note visible signs of environmental issues. The exterior and interior of on-site buildings, when accessible and permissible, will be inspected. Adjacent and surrounding properties shall be assessed from within the Site boundary and public right-of-ways.
5. Report Preparation: Prepare a Phase I ESA report containing documentation to support the assessment findings, opinions, and conclusions for Client review. A final PDF copy of the report will be provided to the Client upon incorporation of any revisions.

Please note that the scope of services for the Phase I ESA does not include a review, evaluation, or survey for asbestos, radon, lead-based paint, lead in drinking water, cultural and historic resources, industrial hygiene, health & safety, ecological studies, endangered species, indoor air quality, biological pollutants, or high voltage power lines. In addition, surveys for potential jurisdictional wetlands, oil/gas well records, mineral rights records, or mining areas are also considered beyond the scope of this assessment. No sampling of soil, water, air, or building materials for laboratory analysis shall be performed during the Phase I assessment.

True North assumes that the Client will assist with arranging unrestricted access for the site inspection with an individual knowledgeable about the Site. Please note the cost for an environmental lien search for three parcel



PINs has been provided as an optional service in the Project Costs to allow True North to engage an outside title specialist to perform an environmental lien and activity use limitations (AULs) search for the Site. True North shall only perform the environmental lien and AULs search at the direction of the Client.

Additionally, per ASTM E1527-21, a file review will be performed on environmentally sensitive operations identified during the course of the Phase I ESA. True North's preliminary review of the Site did not identify properties within environmentally sensitive databases that warrant file reviews. Costs to perform any additional file reviews have been included in the Project Costs below. True North will secure approval from the Client prior to performing any additional file reviews should they become necessary. File review rates assume that an on-site file review is not required.

Task 2: Add Alternate – Hazardous Building Materials Survey (if authorized)

Pre-Demolition Asbestos-Containing Material (ACM) Survey

True North shall provide an EPA accredited and Illinois Department of Public Health (IDPH) licensed Lead Risk Assessor and/or Lead Inspector to conduct representative testing of painted surfaces on the interior and exterior of the on-site structure(s). The scope of services will be performed to assess the presence of lead-containing paints and coatings identified on structural components and/or other finish materials as described in the US Department of Housing and Urban Development (HUD) *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*. True North shall furnish all materials, equipment and supplies necessary to accomplish project objectives. The LBP Survey shall include the following scope of work in accordance with the applicable regulatory requirements:

- ***Visual Assessment*** – Identify the presence and approximate locations of suspect lead-based paint for various testing combinations present. For each identified paint combination, information shall be recorded including the location, color, substrate material, and type of painted or coated building component.
- ***Paint Sample Analysis*** – True North shall collect bulk paint chip samples of suspect LBP and/or coatings at representative locations on the interior and exterior surfaces of the site structure(s). The scope of work shall include the collection of up ten (10) paint chip samples. Should the number of projected samples described above not be sufficient to meet project objectives, additional bulk sample analysis may be performed for a unit cost of Unit Cost (\$20.00) per sample. Bulk samples shall be submitted under chain-of-custody to an American Industrial Hygiene Association (AIHA) Environmental Lead Laboratory Accreditation Program (ELLAP) accredited laboratory for analysis. Samples shall be analyzed for the presence of lead by Atomic Absorption Spectrometry (AAS) in accordance with Method SW 846. The samples will be submitted for analysis based upon a two-day TAT turnaround time. Upon receipt of results, True North shall provide a written report including information regarding the locations of lead-containing paints and coatings (if any), comparisons of results to federal guidelines, and any recommendations for management of lead-painted or coated structural components. True North shall furnish all materials, equipment and supplies necessary to accomplish project objectives.
- ***Report*** – Provide a written report including information regarding the locations of lead-containing paints and coatings (if any), comparisons of results to federal guidelines, and any recommendations for management of lead-painted or coated structural components.



- *Report* – Provide a written report including information regarding the presence, location and quantity of identified materials within the Site structure(s).

True North assumes that the Client will assist in arranging unrestricted access for site inspection and will provide True North with copies of floor plan drawings in .DWG or other digital format if available.

Lead-Based Paint (LBP) Survey

True North shall provide an USEPA training course certified and Illinois Department of Public Health (IDPH) licensed Lead Inspector to conduct a LBP Inspection of the structure(s) in substantial accordance with applicable rules as outlined in the U.S. Department of Housing and Urban Development (HUD) *Lead-Based Paint Poisoning Prevention in Certain Residential Structures (24 CFR Part 35)*, and the protocols set forth in the HUD *Guidelines for the Evaluation and Control of Lead Based Paint Hazards in Housing (Chapter 7-2012 revision)*. True North shall furnish all materials, equipment and supplies necessary to accomplish project objectives. The LBP Inspections shall include the following scope of work in accordance with the applicable regulatory requirements:

- *Visual Assessment* – Identify the presence and approximate locations of suspect LBP for various testing combinations present. For each identified paint combination, information shall be recorded including the location, color, substrate material, and type of painted or coated building component.
- *LBP Testing* – The inspection will include representative testing of interior and exterior painted surfaces utilizing a portable X-Ray Fluorescence Analyzer (XRF) to determine the presence of LBP.
- *Report* – Provide a written report including information regarding the locations of lead-containing paints and coatings (if any), comparisons of results to federal guidelines, and any recommendations for management of lead-painted or coated structural components.

Hazardous and Other Regulated Material (HAZMAT) Survey

True North shall provide a qualified environmental professional to conduct a Hazardous and Other Regulated Material (HAZMAT) Survey of the aforementioned structure(s) at the Site to identify potential hazardous materials, universal waste materials and other regulated materials that may be present within Site structures as defined in Illinois Administrative Code (IAC) Part 721: *Identification and Listing of Hazardous Waste*, and hazardous wastes as defined in the EPA *Resource Conservation and Recovery Act (RCRA)*. True North shall furnish all materials, equipment and supplies necessary to accomplish project objectives. The HAZMAT Survey shall include the following scope of work in accordance with the applicable regulatory requirements:

- *Interviews and Document Review* – Conduct interviews with knowledgeable personnel as specified by the Client and review documentation as provided by the Client concerning the location and approximate quantities/volume of hazardous and other regulated substances at the Site including petroleum products, containerized chemicals, mercury and polychlorinated bi-phenyl (PCB) containing equipment, refrigerants, universal wastes, white goods and other materials that may require special handling and disposal.
- *Visual Assessment* – Conduct a visual inspection of the on-site structures to identify potentially hazardous materials, universal waste materials, and other regulated materials present. For each identified material, the approximate quantity/volume of materials will be estimated. The scope of the



investigation shall be limited to visual identification and will not include “intrusive” investigation activities, sampling or laboratory analysis. Intrusive investigation includes the removal of energized electrical components and equipment, hydraulic cylinder and tank evaluation, and deconstruction of electrical/light components.

- *Report* – Provide a written report including information regarding the presence, location and quantity of identified materials within the Site structure(s) and recommendations for the management of identified materials.

PROJECT COSTS AND TERMS

True North proposes to complete the stated scope of work in accordance with the attached *General Terms & Conditions*. Project Costs are included in **Attachment A**. The estimated cost provided in **Attachment A** includes all professional labor, travel, materials, supplies, equipment, laboratory analytical fees and expenses to execute the scope of work as specified above.

Should the Client request a change in the scope-of-work, or should circumstances render the current estimate invalid, a new estimate will be prepared and mutually agreed to in writing before further work proceeds. Our Schedule of Terms and Conditions shall apply to the proposed work and any additional work approved by the Client under this contract. Written authorization to proceed will form a binding contract and indicates your acceptance of our Terms and Conditions. Any changes to our Terms and Conditions must be agreed to in writing by both parties prior to your authorization to proceed.

SCHEDULE

True North estimates that the work can commence immediately upon receipt of written authorization to proceed. It is anticipated that the Phase I ESA will be submitted within 4 weeks of receipt of written authorization to proceed. If authorized, the Hazardous Building Materials reports will be submitted within 4 weeks of receipt of written authorization to proceed.

LIMITATIONS AND QUALIFICATIONS

The proposed estimate has been provided as a good faith estimate of costs based upon the described scope of work. Should the scope of work be modified from that initially proposed, total cost of services will be adjusted accordingly.

- It is assumed for purposes of this estimate that access to the Site is available during normal working hours and that records relating to the properties are reasonably ascertainable. In addition, there are no encumbrances on the Site that may limit observations or sampling activities.
- True North understands the scope of work to include generation of one Phase I ESA report for the Site. This proposal does not include additional reporting, evaluations or sampling of other material testing beyond the scope of work specifically identified herein.
- The results reported and any opinions reached by True North are for the benefit of the Client and the party of which the Client represents and, unless agreed to by True North in writing, are not to be disclosed to or relied upon by any other party, except as permitted by the ASTM



standard. The results and opinions set forth by True North shall be valid from the date of the final reports for a time frame limited to that specified within AAI regulations, ASTM standards, and applicable regulations.

- The Client shall provide True North, upon contract authorization, any requirements for additional insurance coverage, waivers of subrogation, and/or additional party reliance beyond that provided within this proposal or currently maintained by True North. Any additional cost to True North associated with these requirements shall be added to the total cost as proposed above unless these costs have been previously negotiated with the Client.
- The proposed scope of work is based on information and data provided by the Client and existing conditions relayed to True North during the proposal process. True North may be required to rely upon data and reports provided by others. True North cannot take responsibility for information provided by others and shall assume all provided information to be true and accurate.
- True North assumes that the Client shall return all requested documentation within the timeframe provided within the proposed schedule. True North will not be responsible for not meeting the proposed schedule due to a delayed response time by the Client or regulatory agency.
- If the site conditions are significantly different than as outlined in the introduction to this proposal (e.g., order of magnitude difference in site size, significant environmental conditions of concern that require in depth review of documentation), additional fees may be requested subsequent to the site inspection.
- True North's findings are based solely on the information obtained during completion of the approved scope of work.
- True North reserves the right to subcontract certain environmental support services with our supporting partners and/or other consulting professionals, to ensure that acceptable guidelines, regulations, and project schedules are met. All work will be performed by appropriate certified/licensed professionals.
- This proposal does not include special reports or design drawings for construction purposes.
- This proposal is based on field work performed in Level D personal protection (i.e., steel-toed boots, hard hats, safety glasses, and gloves). True North will postpone field work and notify Client immediately if field conditions warrant an increase in personal protection.

If authorized, the following limitations are applicable the Hazardous Building Materials Survey:

- The scope of the study is limited to visible and accessible materials that may be accessed with a 12' ladder. In the event suspect ACMs are identified or suspected to be present in



inaccessible locations, such materials will be presumed to contain asbestos until which time appropriate access is made available.

- If the Site conditions are significantly different than as outlined in the introduction to this proposal (e.g., order of magnitude difference in site size) additional fees may apply.
- True North is not responsible for damage to building materials incurred as a result of the investigation and/or sampling activities. Repair and/or replacement of interior systems and finishes are the responsibility of building ownership/management.
- If roofing material sampling is requested by the Client, True North is not responsible for any damage incurred to roofing systems or the voiding of any service or product warranties that may exist for the roofing system.
- The USEPA recommends non-friable organically bound (NOB) materials be submitted for confirmatory analysis utilizing Transmission Electron Microscopy (TEM). Non-friable organically bound (NOB) materials include floor tiles, mastics, and roofing materials. If confirmatory analysis is requested, additional costs shall apply. The client will be responsible for authorization of any confirmatory analysis.
- True North's findings are based solely on the information obtained during completion of the approved scope of work.
- This proposal does not include additional evaluations or sampling or other material testing beyond the scope of work specifically identified herein. In addition, this proposal does not include an assessment of conditions outside the building envelope, inclusive of contaminated soils or underground storage tanks.
- Any additional services requested by the Client beyond those described in the scope of work section of this proposal will be completed on a time and materials basis in accordance with True North's standard unit rates.

Additional services requested by the Client beyond those described in the scope of work section of this proposal will be completed on a Time & Materials basis in accordance with True North Standard Unit Rates.

INVOICING AND PAYMENTS

Invoicing will be submitted upon completion of the project. Invoices will be payable within 30 calendar days after the invoice date. The client shall pay any additional charges for past due payments in accordance with the attached *General Terms and Conditions*.

AUTHORIZATION AND CLOSING

If this proposal meets your approval, please execute and return **Attachment A** to our office via mail, fax or e-mail. This agreement for professional services represents a contract between True North Consultants, Inc. and the Client.



True North shall initiate the above scope of services upon receipt of the authorization to proceed. Should the Client request a change in the scope of work, or should circumstances render the current estimate invalid, a new estimate will be prepared and mutually agreed upon in writing before work proceeds.

True North appreciates the opportunity to offer this proposal for environmental consulting services. If you have any questions, please contact us at 630.717.2880.

Regards,
TRUE NORTH CONSULTANTS, INC.

Lauren F. Trzaskus
Principal Consultant

Todd Huffer
Principal Consultant

Attachments: Client Authorization – Attachment A
 General Terms and Conditions

Proposal Date:	3/4/2026
Proposal #:	P126-282

Trusted Partner. Leading Environmental Solutions.

Client

Village of Libertyville
Kelly Amidei
118 West Cook Avenue
Libertyville, IL 60048

Project

Proposal for Due Diligence Services
Proposed Temporary Police Department
1900 Usg Drive
Libertyville, Illinois 60048

Description	Quantity	Units	Rate	Amount
Phase I Environmental Site Assessment (ESA)				\$2,900.00
Lien & Deed Restriction Search - 3 Parcels (Lake County Parcels 1118103028, 1118103029, and 1118103030)	TBD	Lump Sum	\$175.00	TBD
Focused Asbestos-Containing Material Survey				\$3,775.72
Lead Paint Survey				\$1,802.00
Hazardous and Regulated Materials Assessment				\$1,572.00
Subtotal				\$10,049.72
Total				\$10,049.72

Authorization to Proceed

1. The hereby agree to the proposed scope, schedule and fees set forth within.
2. The attached terms and conditions are an integral part of this agreement.
3. Upon execution, this document represents a binding authorization to proceed.

Client Acceptance (sign below):

Print Name _____ Signature: _____ Date: _____

Thank You For Your Business!

GENERAL TERMS & CONDITIONS OF SERVICES

1.0 PROPOSAL ACCEPTANCE

The following terms and conditions ("Terms") shall apply to and are the only terms that govern the attached, Proposal or Quotation (collectively, "Agreement") between True North Consultants, Inc. ("True North") and the Client named below ("Client"). Client's acceptance of this Agreement is indicated and acknowledged by the signature of its authorized representative below and on the attached Proposal or Quotation. Any additional terms and conditions proposed by Client are objected to and will not be binding upon True North unless specifically assented to in writing by True North's authorized representative. The Consulting Services provided under this Agreement are not of a legal nature, and True North shall in no event give, or be required to give, any legal advice or legal representation to Client. This Agreement shall not create any rights or benefits to parties other than Client or True North. In the event of a conflict between these Terms and the Proposal or Quotation, these Terms will prevail unless otherwise agreed to by the parties in writing.

2.0 LIMITED WARRANTY

- 2.1 Professional Standard of Care: True North warrants that it will perform the Consulting Services consistent with the level of care and skill ordinarily exercised by other professional consultants in the same locale and under similar circumstances at the same time the Consulting Services are performed.
- 2.2 Exclusive Remedy: True North's sole and exclusive liability and Client's sole and exclusive remedy for breach of this warranty shall be as follows:
 - 2.2.1 True North will use reasonable commercial efforts to promptly cure any breach; provided, that if True North cannot cure such breach within a reasonable time (but no more than thirty (30) days) after Client's notice of such breach, Client may, at its option, terminate the Agreement by service of written notice of termination.
 - 2.2.2 In the event the Agreement is terminated pursuant to Section 2.2.1 above, True North will within thirty (30) days after the effective date of termination refund to Client any fees paid by Client as of the date of termination for the Consulting Services, less a deduction equal to the fees for receipt or use of such Consulting Services up to and including the date of termination on a pro-rated basis.
 - 2.2.3 The foregoing remedy shall not be available unless Client provides written notice to True North of such breach within seven (7) days of knowledge of same.
- 2.3 Disclaimer of Implied Warranties: EXCEPT FOR THE LIMITED WARRANTY SET FORTH IN THIS SECTION 2, TRUE NORTH MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO THE CONSULTING SERVICES UNDER THE AGREEMENT, INCLUDING ANY (A) WARRANTY OF MERCHANTABILITY; OR (B) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; OR (C) WARRANTY OF TITLE; WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OR TRADE OR OTHERWISE.

3.0 SUBCONTRACTED AND OTHER SERVICES

- 3.1 True North will select reputable subcontractors for certain services ancillary to the Consulting Services hereunder, including but not limited to subsurface drilling, excavations and other explorations, laboratory services, surveys, etc., based on oral or written competitive prices. The subcontractors' invoices shall be billed by True North to Client in accordance with the Agreement. Nothing in this Section 3 shall require that subcontractor services or equipment be obtained through competitive bidding or be available from multiple sources. True North shall not be responsible for the means and methods utilized by its subcontractors.
- 3.2 On occasion, True North engages the specialized services of individual consultants or other companies to participate in a project. When considered necessary, the cost of such services will be billed to Client in addition to True North's fee schedules set forth in the Agreement.

4.0 SITE ACCESS AND SITE CONDITIONS

- 4.1 Client shall grant or obtain free access to the site for all equipment and personnel for True North to perform the Consulting Services Client shall notify any and all possessors of the Project site that Client has granted True North free access to the site. True North will take reasonable precautions to limit damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of the Agreement unless so specified in True North's Proposal. Client is responsible for the accuracy of locations for all subterranean structures and utilities. True North will take reasonable precautions to avoid known subterranean structures, and Client waives any claim against True North, and agrees to defend, indemnify, and hold True North harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate True North for any time spent or expenses incurred by True North in defense of any such claim with compensation to be based upon True North's prevailing fee schedule/expense reimbursement policy set forth in the Proposal.
- 4.2 Client recognizes that subsurface conditions may vary from those observed at locations where borings, surveys or explorations are made, and that site conditions may change with time. Data, interpretation, and recommendations by True North will be based solely on site information available to True North. True North is responsible for its data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed by True North or any other party. To the extent True North must rely upon data provided by another party, True North will not be liable for any claim of injury or loss arising from such data. Client acknowledges that whenever a project involves hazardous or toxic materials and/or investigations of chemicals in the environment, there are inherent uncertainties involved (such as limitations on laboratory analytical methods, variations in subsurface conditions and the like) that may adversely affect the results of the Project, even though the Consulting Services are performed with skill and care.



5.0 BILLING AND PAYMENT

Invoices shall generally be submitted every four (4) weeks for Consulting Services performed during the previous four (4) weeks. Payment shall be due within thirty (30) days of invoice date. If Client objects to all or any portion of any invoice, Client shall so notify True North in writing within fourteen (14) calendar days of invoice receipt, identify the cause of disagreement, and pay within thirty (30) days that portion of the invoice, if any, not in dispute. The parties will immediately make every effort to settle the disputed portion of the invoice. In the absence of written notification described above, Client shall pay the balance as stated on the invoice. Invoices are delinquent if payment has not been received within thirty (30) days from date of invoice. Client will pay an additional charge of one and one-half percent (1.5%) per month (or the maximum percentage allowed by law, whichever is lower) on any delinquent amount, excepting any portion of the invoiced amount in dispute and resolved in favor of Client. Payment thereafter will first be applied to accrued interest and then to the principal unpaid amount. All time spent and expenses incurred (including any attorneys' fees) in connection with collection of any delinquent amount shall be paid by Client to True North per True North's current fee schedules. In the event Client fails to pay True North within thirty (30) days after invoices are rendered, Client agrees that True North has the right to suspend Consulting Services under the Agreement, without incurring liability to Client, after giving seven (7) days' written notice to Client. Client acknowledges that True North's fee schedules are subject to change on an annual basis without prior notice. Client's payment obligations herein shall not be conditioned on receipt of funds from any third party, including but not limited to insurance carriers, nor assigned to any other party without prior written consent of True North.

6.0 DOCUMENTS AND ELECTRONIC FILES

- 6.1 Written Documents: Any letters, reports, or documents prepared by True North for Client are the instruments of True North's Consulting Services ("Instruments of Service") and shall remain the sole property of True North until Client has made full payment therefore to True North. The Consulting Services provided by True North are solely for Client's use for the Project and site. Any Instruments of Service prepared by True North for the client shall not, in whole or in part, be disseminated or conveyed to another party, nor used by another party in whole or in part, without prior written consent from True North. Client shall, to the fullest extent permitted by law, waive any claim against True North, and indemnify, defend, and hold True North harmless for any claim or liability for injury or loss (including costs of defense) allegedly arising from any third-party reliance on True North's Instruments of Service without True North's specific authorization to do so.
- 6.2 Client shall inform True North of any specific third parties or types of third parties that Client believes may ask to rely on True North's Instruments of Service (such parties hereinafter "Authorized Third Parties"), and Client shall not under any circumstances permit such reliance except with True North's express written consent. True North may withhold consent if the third party does not agree, in writing, to: (i) be bound by the terms of this Agreement including, without limitation, any provision limiting True North's liability hereunder, (ii) use such information only for the purposes contemplated by True North in performing its Consulting Services, and (iii) be bound by the qualifications and limitations expressed in the opinions, conclusions, certificate, or report produced as part of the Instruments of Service.
- 6.3 Electronic Files: Client hereby grants permission for True North to use information and data provided by Client, including electronic records produced or provided by Client in the completion of the Project. Client also grants permission to True North to release True North documents electronically to Client's Authorized Third-Parties as required in the execution of the Project.
- 6.4 Retention Period: True North shall not be obligated to maintain written documents and electronic files relating to its Consulting Services performed for Client under the Agreement for more than five (5) years following completion of the relevant Consulting Services. Upon request of Client and payment of additional compensation, True North may agree to retain records for a longer time period.

7.0 INSURANCE

True North maintains the following insurance coverages: Workmen's Compensation and Auto, as required by applicable law; Commercial General Liability with limits of \$2,000,000 per occurrence and in the aggregate; Pollution Liability with limits of \$2,000,000 per occurrence and in the aggregate; Umbrella with limits of \$6,000,000. True North will furnish certificates of such insurance upon request. In the event Client desires additional insurance coverages or limits, True North may, upon the Client's written request made prior to the performance of Consulting Services, obtain additional insurance (if possible) at Client's expense.

8.0 ALLOCATION OF RISK

- 8.1 Limitation of Liability: IN NO EVENT SHALL TRUE NORTH BE LIABLE TO CLIENT OR TO ANY THIRD PARTY FOR ANY LOSS OF USE, REVENUE, OR PROFIT, OR FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGE WAS FORESEEABLE AND WHETHER OR NOT TRUE NORTH HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE. IN NO EVENT SHALL TRUE NORTH'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THE AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE, EXCEED THE AGGREGATE AMOUNTS PAID OR PAYABLE TO TRUE NORTH PURSUANT TO THE AGREEMENT. In the event Client makes a claim against True North for any act arising out of the performance of True North's Consulting Services, and fails to prove such claim, then Client agrees to pay all attorney's fees and other costs incurred by True North in defense of such claim.
- 8.2 Mutual Indemnification: Client shall indemnify, defend and hold harmless True North and its officers, directors, agents, employees, affiliates, successors and permitted assigns against any and all suits, actions, legal or administrative proceedings, claims, debts, demands, damages, liabilities, interest, attorney's fees, costs and expenses arising from or related to the performance of Consulting Services under the Agreement and attributable to: i) a breach by Client of its obligations hereunder; ii) Client's violation of any applicable federal, state or local laws or regulations; iii) the act or omission or willful misconduct of Client or anyone acting under Client's direction or control. True North shall indemnify, defend and hold harmless Client and its officers, directors, agents, employees, affiliates, successors and permitted assigns against any and all suits, actions, legal or administrative proceedings, claims, debts, demands, damages, liabilities, interest, attorney's fees, costs and expenses arising from or related to the



performance of Consulting Services under the Agreement and attributable to: i) a breach by True North of its obligations hereunder; ii) True North's violation of any applicable federal, state or local laws or regulations; iii) the act or omission or willful misconduct of True North or anyone acting under its direction or control.

9.0 CHANGE ORDERS

9.1 Client and/or True North shall have the right to modify the scope of Consulting Services, specifications and time requirements set forth in the Proposal, along with an equitable adjustment of the cost and fees for such Consulting Services, as deemed appropriate and agreed to by the Parties hereto. Such modification of Consulting Services shall be in writing, attached hereto and incorporated by reference ("Change Order"). Any requests by Client for deviations from the Consulting Services specified in the Proposal involving increased time, costs or expenses to True North shall be performed only upon execution of a Change Order.

10.0 SAFETY/NOTIFICATION OF HAZARDS

Client shall be obligated to notify True North of any applicable site safety procedures or requirements known to Client, as well as the existence or suspected existence of biological pollutants, hazardous materials, oil, or asbestos in the environment, including, but not limited to the air, soil, and water at the site(s) where Consulting Services will be performed. Client shall advise True North immediately of any information which Client receives regarding the existence of any such hazardous materials or conditions at the site(s) which might present a threat to human health and safety or the environment or impact True North's performance of Consulting Services. True North shall not have any responsibility for the safety of others at the site(s) and Client shall remain responsible and with full authority to take corrective measures to address any safety or hazardous conditions at the site(s). If in True North's opinion, its field personnel are unable to access required locations or perform Consulting Services due to unsafe or hazardous conditions, True North will suspend performance of the Consulting Services until such conditions are addressed by Client, or terminate this Agreement in accordance with Section 15 herein, in which event Client shall pay for suspension and termination expenses in accordance with this Agreement.

11.0 BIOLOGICAL POLLUTANTS

True North's scope of Consulting Services, unless specifically outlined in its written scope of Consulting Services, does not include the investigation or detection of the presence of any biological pollutants in or around or concealed at any structure. Client agrees that True North will have no liability for any claim, of whatever kind or nature, alleged to arise from or be caused by the presence of or exposure to any biological pollutants, in or around or concealed at any structure. In addition, Client shall defend, indemnify, and hold harmless True North from any third-party claim for damages alleged to arise from or be caused by the presence of or exposure to biological pollutants in or around or concealed at any structure.

12.0 SITE CONTROL, CONFIDENTIALITY AND DISCLOSURE

True North shall not assume, by virtue of performing Consulting Services on or near the site, the responsibility or liability for any aspect or condition of the site that may now or later exist to be discovered. In particular, True North shall not assume the responsibility to report to any governmental or regulatory agency the existence of any conditions of the site that may present a threat to human health, safety or the environment. True North will not intentionally divulge information regarding this Agreement, True North's Consulting Services or any Instruments of Service, and which is not in the public domain, except to Client or those whom Client designates. Notwithstanding the foregoing, Client understands that True North will comply with judicial orders and applicable laws and regulations regarding the reporting to the appropriate public agencies of potential dangers to the public health, safety or the environment.

13.0 RCRA/CERCLA COMPLIANCE

Nothing contained in these Terms or the Agreement shall be construed or interpreted as requiring True North to assume the status of a operator, arranger, generator, storer, treater, transporter, or disposal facility within the meaning of the Comprehensive Environmental Compensation and Liability Act, 42 U.S.C.A. 9601, et seq., or the Resource Conservation and Recovery Act, 42 U.S.C.A. 6901, et seq., as amended, or within the meaning of any similar Federal, State, or local regulation or law.

14.0 DELAYS

Delays not the fault of True North or its subcontractors shall result in an extension of the schedule equivalent to the length of delay. If such delays result in additional costs to True North, the total Project cost shall be equitably adjusted by the amount of such additional costs and set forth in an agreed upon Change Order. For purposes of this Agreement, such circumstances include, but are not limited to: unusual weather; floods; epidemics; wars; riots; strikes; lockouts or other industrial disturbances; protest demonstrations; unanticipated site conditions; inability (despite reasonable diligence) to supply personnel, equipment, or material to the project; or the action or inaction of government. Should such circumstances transpire, Client and True North shall exert a best effort to overcome the resulting difficulties and resume performance of the Services as soon as reasonably possible. Delays within the scope of this provision that cumulatively exceed forty-five (45) calendar days shall, at the option of either party, make this Agreement subject to renegotiation or termination.

15.0 TERMINATION

Client may terminate this Agreement for convenience without penalty, by providing written notice to True North. Client or True North may terminate the Agreement for cause. The party initiating termination shall so notify the other party, and termination shall become effective fourteen (14) calendar days after receipt of the termination notice. Irrespective of which Party effects termination or the cause thereof, Client shall, within thirty (30) calendar days from receipt of True North's termination invoice, pay True North's fees for Services satisfactorily rendered and costs incurred, in accordance with the applicable Fee Schedule. Client shall pay True North for costs reasonably stemming from termination and post-termination activities including, but not limited to, demobilization, equipment decontamination and/or disposal, and disposal and replacement of contaminated consumables.



16.0 DISPUTE RESOLUTION; CHOICE OF FORUM

If any claims or disputes arise between Client and True North related to the Consulting Services provided by True North or out of or related to this Agreement, the parties shall endeavor to reach resolution through good faith direct discussions between representatives of the parties with authority to resolve the matter. If direct discussions do not result in resolution of the matter, the matter shall be submitted to non-binding mediation as a condition precedent to the institution of legal or equitable proceedings by either party. The cost of the mediation shall be shared equally by the parties, with each party responsible for its own legal or other costs. Any claims arising out of or relating to the Consulting Services provided by True North and/or the relationship between True North and Client shall be asserted only in the state or federal courts located in Cook County or DuPage County, Illinois. Client hereby unconditionally consents to the jurisdiction and venue of said courts. The prevailing party in any such litigation shall be entitled to recover its costs of defense, including reasonable attorneys' fees.

17.0 MISCELLANEOUS

- 17.1 **Governing Law:** These Terms and all matters arising out of, or related to, the Consulting Services by True North to Client and/or the relationship between True North and Client shall be deemed to have been made and governed by the substantive laws of the State of Illinois, without regard to its choice-of-law or conflict-of-laws provisions.
- 17.2 **Severability:** If any term or provision of these Terms is found to be invalid or unenforceable, the remaining portion of these Terms shall remain in effect, provided that if such invalid or unenforceable portion is an essential part of these Terms, the parties will immediately begin negotiations for a replacement provision consistent with the intent and purpose of these Terms.
- 17.3 **Entire Agreement:** The terms contained in the attached Proposal and these Terms comprise the entire Agreement between True North and Client concerning the subject matter hereof, and supersede all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, regarding such subject matter. No modification, amendment, rescission, waiver or other change of this Agreement or any part thereof shall be binding on True North unless agreed in writing by an authorized officer of True North.
- 17.4 **All Rights Reserved:** All rights and remedies of True North provided in these Terms are cumulative and not exclusive, and the exercise by True North of any right or remedy does not preclude the exercise of any other rights or remedies that may now or subsequently be available at law, in equity, by statute, or in any other agreement between the parties.
- 17.5 **No Assignment:** The rights and responsibilities of Client hereunder may not be assigned to any third-party without the written consent of True North.
- 17.6 **Waste Manifests:** If during remedial construction activities waste manifests are required, Client shall provide an authorized person to sign manifests or agrees to provide True North with a written limited power of attorney to sign manifests.
- 17.7 **Notice:** All notices, requests, demands or claims hereunder shall be in writing. Any notice, request, demand or claim shall be deemed duly given if (and then 2 business days after) it is sent via registered or certified mail, return receipt requested, postage prepaid, and addressed to the designated address of the respective Party. Notice shall be deemed given upon receipt of any notice served personally, via email with receipt of delivery or via express courier with receipt of delivery.
- 17.8 **True North shall not be obligated to begin the performance of the Consulting Services until the Proposal and these Terms and Conditions are signed by Client.**

IN WITNESS WHEREOF, the Client, by its duly authorized representative, has executed this Agreement which becomes effective on the date signed by Client's authorized officer or representative as shown below.

AGREED TO AND ACCEPTED BY:

CLIENT: _____

BY: _____

TITLE: _____

DATE: _____

END OF TERMS AND CONDITIONS
REVISED: April 2024



VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date: March 10, 2026

Agenda Item: Consideration of a Confirming Resolution to Approve an Agreement with ComEd for the Relocation of Electrical Services for the Police Station Project – 200 E Cook Avenue

Staff Recommendation: Approve Resolution

Staff Contact: Kelly A. Amidei, Village Administrator

Background: As part of the Police Station Project, electrical utilities (services and lines) will need to be relocated. The cost of the relocation is included in the project budget and is estimated at \$140,000. In order for ComEd to begin the relocation an initial deposit of \$28,902.50 is required. In order to not delay this important component of the project, the proposal was signed on 3/5/2026 and therefore a confirming resolution needs to be approved.

When the remaining cost of this work is known, another resolution will be brought forward for approval.

Staff recommends approval of the attached confirming resolution to approve an agreement with ComEd and authorize execution by the Village Administrator.

Attachments:

1. Resolution
2. Proposal

RESOLUTION NO. 26-R-

A CONFIRMING RESOLUTION APPROVING AN AGREEMENT WITH COMED FOR
THE RELOCATION OF ELECTRICAL SERVICES FOR THE POLICE STATION PROJECT
LOCATED AT 200 E. COOK AVENUE

WHEREAS, the Village needs to re-locate electrical utilities and must execute an agreement with ComEd and

WHEREAS, these services needed to begin prior to formal Board approval in order to adhere to the construction schedule; and

WHEREAS, the cost of the initial services is \$28,902.50; and

WHEREAS, the Village President and Board of Trustees have determined that (i) the circumstances were not reasonably foreseeable and is in the best interest of the Village and authorized by law; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village to approve this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, COUNTY OF LAKE, AND STATE OF ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The foregoing recitals are hereby incorporated and fully set forth as findings of the Village of Libertyville President and Board of Trustees.

SECTION 2: Approval of Agreement. The Agreement by and between the Village and ComEd is hereby approved in substantially the form attached to this Resolution as **Exhibit A**.

SECTION 3: Execution of Agreement. The Village Administrator is hereby authorized and directed to execute and attest, on behalf of the Village.

SECTION 4: Effective Date. This Resolution will take effect immediately upon its passage and approval as provided by law.

PASSED this ____th day of March, 2026.

AYES:

NAYS:

ABSENT:

APPROVED this ____th day of March, 2026.

Donna Johnson, Village President

ATTEST:

Margaret Clark, Village Clerk

EXHIBIT A
AGREEMENT

LP NORTH EAST OFFICE
1500 FRANKLIN BOULEVARD
LIBERTYVILLE, IL 60048
847-816-5329



VILLAGE OF LIBERTYVILLE
ORDINANCE CONSIDERATION ACCT
200 E COOK AVE STE 1
LIBERTYVILLE, IL 60048

Date: 02/24/2026

For Electrical Service To:
200 E COOK AVE
LIBERTYVILLE, IL

Enclosed please find a copy of your Customer Work Agreement.
To ensure prompt processing of your agreement please do the following :

- Review, sign and date the Customer Work Agreement.
- Return the signed copy of the agreement and payment of **\$28,902.50** in the enclosed envelope, to my attention.

Work cannot proceed until we have received the signed document with your remittance and a call to 1-866-NEW-ELEC (1-866-639-3532) letting us know your electrician has completed work and passed required municipal government inspections. Upon approval by our Company, one copy of the document will be returned to you for your records.

If this contract is not returned within 30 days, it will be cancelled.

You may make payments on the ComEd website or by phone .

- By **Internet** go to: <https://www.comed.com/MyAccount/MyBillUsage/Pages/PayMyBill.aspx>
 - (for payments of \$5,000 or less for Credit/Debit)
 - (for non-business payments of \$100,000 or less for eCheck)
 - (for business payments of \$500,000 or less for eCheck)

Or

- By **Customer Service Representatives** (English & Spanish)
 - 1-800-334-7661 (for payments of \$5,000 or less for Credit/Debit)
 - 1-800-588-9477 (for non-business payments of \$100,000 or less for eCheck)
 - 1-877-426-6331 (for business payments of \$500,000 or less for eCheck)

If you have any questions concerning this contract please contact your Field Representative.

Sincerely,

Enclosures

BRIAN HAUCK
CUSTOMER FACILITIES ENGINEER
847-816-5329

CUSTOMER WORK AGREEMENT

PL#: 405164

CWA#: LE260009 R:0000

Date: 02/24/2026

VILLAGE OF LIBERTYVILLE ("Customer") and **ComEd** ("Company") agree that the Company will furnish at the Customer's expense the labor and materials necessary to do the work for the Customer on or adjacent to the Customer's premises at **200 E COOK AVE, LIBERTYVILLE, IL 60048**, described below.

CUSTOMER WORK AGREEMENT - ENGINEERING DEPOSIT TO RELOCATE POLE LINE FROM OVERHEAD TO UNDERGROUND AND PROVIDE A NEW 3PHASE AND SINGLE PHASE SERVICE	
ADVANCED DEPOSIT	\$28,902.50
TOTAL CUSTOMER CHARGE	\$28,902.50

The Customer agrees to pay to the Company the sum of **\$28,902.50**, payment in full due prior to beginning of Company work.

The charges listed in this contract are for performing the work identified herein under normal field conditions. If abnormal field conditions are encountered and additional labor and materials are required to complete the work, or if the scope of work is altered, ComEd reserves the right to collect, and the owner agrees to pay, additional money to cover the increased costs.

The sketch, if any, attached hereto is hereby made a part of this Agreement and expressly designates ownership of the facilities referred to.

The Total Customer Charge reflects the scope of work described in this Customer Work Agreement that will be performed by the Company. This does not include charges for the relocation or removal of equipment owned by others, such as cable television or communication companies, that are attached to the Company's poles. It is the Customer's responsibility to contact these other companies to schedule the relocation or removal of their equipment from the poles. These companies will bill the Customer separately for the work they must perform.

Work will be done during the Company's regular working hours, unless otherwise specified.

This Agreement shall be void if not accepted by the Customer within thirty days from date submitted.

Transformers and metering equipment installed in conjunction with this work, shall in all cases, remain the property of the Company.

In the event the work covered by this Agreement cannot be completed within one year from the above date as a result of delays on the part of the Customer or because the Company has been denied access to the premises, the charge to the Customer shall be recomputed based on the level of costs prevailing at the time of completion of the work as stipulated in the Company's General Company Order No. 25.

This agreement is subject to the provisions of the Company's Schedule of Rates and Information and Requirements for Electric Services as on file with the Illinois Commerce Commission.

FOR THE COMPANY:

FOR APPLICANT:

BRIAN HAUCK

Submitted By

Accepted By

Signature

Accepted By

Signature

Print Name

Print Name

Official Capacity

Account Number: **2370132000**

Work Task Number: **2079491201**

Payment Stamp

Mail Bills To: **VILLAGE OF LIBERTYVILLE
ORDINANCE CONSIDERATION ACCT
200 E COOK AVE STE 1
LIBERTYVILLE, IL 60048**



Agreement Date : 02/24/2026

Submitted by : BRIAN HAUCK

Phone Number : 847-816-5329

Group :

Type of Payment

Check

Wire/ACH

Name : VILLAGE OF LIBERTYVILLE

Service Address : 200 E COOK AVE

City, State : LIBERTYVILLE. IL

CWA Payment

C.W.A. #: LE260009

CIMS Account #	Work Order Task #	Total
2370132000	2079491201	\$28,902.50



VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date: March 10, 2026

Agenda Item: Consideration of a Resolution to Waive Competitive Bidding and Accept the Proposal from ACK-Temp Mechanical Services Inc. to Replace Two HVAC Units at the Adler Arts Center

Staff Recommendation: Approve Resolution

Staff Contact: Paul Kendzior, P.E., C.F.M., Director of Public Works

Background: The Fiscal Year 2025/26 Annual Budget in Act.# 01-1700-7-781 provides \$15,000 to begin the replacement of HVAC units at the Adler Arts Center. It was quickly determined during the initial phase of the project that three HVAC units needed immediate replacement. Two units located on the north building near the office and one unit located at the stables. The two units for the north building will be replaced this fiscal year. Facilities staff requested proposals from four experienced mechanical contractors, which are listed below:

COMPANY	PROPOSAL	NOTES
ACK-Temp Mechanical Services Inc.	\$19,500	Offered better equipment & scope of work
Ice-O-Tech Heating and Air Conditioning	\$19,600	
EHMS	-	Did not respond via phone or email
Air Kings	-	Did not respond via phone or email

The Proposal received from ACK-Temp Mechanical Services Inc. (“*ACK-Temp*”) in the amount of \$19,500 was the lowest and also most advantageous due to better equipment and a more defines scope of work. It is proposed to utilize the unspent funds of \$20,000 in the same budget account which are labeled as “contractual services – facilities” for the remaining balance needed of \$4,500. ACK-Temp has a very successful working relationship with the Village and has outperformed other previously used vendors. In addition, projects completed by ACK-Temp over the past 12 months have been executed efficiently and without any issues. It is also proposed to waive competitive bidding due to the highly specialized nature of the work to be performed and the need for an experienced contractor.

Staff recommends the adoption of the attached resolution to waive competitive bidding, accept the Proposal from ACK-Temp Mechanical Services Inc. in the not-to-exceed amount of \$19,500 for the replacement of two HVAC units and authorize execution by the Village Administrator.

- Attachments:
1. Resolution
 2. Proposal

RESOLUTION 26-R-

A RESOLUTION WAIVING THE FORMAL BIDDING REQUIREMENTS OF THE VILLAGE'S PURCHASING MANUAL AND ACCEPTING THE PROPOSAL FROM ACK-TEMP MECHANICAL SERVICES INC. OF LAKE ZURICH, ILLINOIS TO REPLACE TWO HVAC UNITS AT THE ADLER ARTS CENTER

WHEREAS, the Village has identified the need to purchase and install two HVAC replacement units for the Adler Arts Center main building due to frequent repairs and each unit nearing the end of its useful service life (collectively, the "*Improvements*"); and

WHEREAS, ACK-Temp Mechanical Services Inc. of Lake Zurich, Illinois ("*ACK-Temp*") submitted the lowest estimate for the replacement of the two HVAC units in the amount of \$19,500, which also offering both better equipment and more accurate scope of work ("*Proposal*"); and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interests of the Village and its residents to waive the formal competitive bidding requirements for the completion of the Improvements and accept the Proposal from ACK-Temp to complete the desired Improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, COUNTY OF LAKE, AND STATE OF ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The foregoing recitals are hereby incorporated and fully set forth as findings of the Village of Libertyville President and Board of Trustees.

SECTION 2: Waiver of Bidding Requirements. The advertising and bidding

requirements for the completion of the Improvements are hereby waived in accordance with the Village's Purchasing Manual and Section 8-9-1 of the Illinois Municipal Code, 65 ILCS 5/8-9-1.

SECTION 3: Acceptance of Proposal. The President and Board of Trustees hereby accept the Proposal from ACK-Temp to complete the Improvements.

SECTION 4: Execution of Proposal. The Village Administrator is hereby authorized to execute, on behalf of the Village, the Proposal from ACK-Temps to complete the Improvements.

SECTION 5: Effective Date. This Resolution will be in full force from and after its passage and approval in the manner provided by law.

PASSED this ____ day of _____, 2026.

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of _____, 2026.

Donna Johnson, Village President

ATTEST:

Margaret Clark, Village Clerk



PO: _____
 Start Date: _____
 Lead: _____

23 hour emergency service - Office 1-847-719-2665 / Fab Shop 1-847-438-7051 / fax 1-847-474-4444 / mail@acktemp.com / WWW.Acktemp.com
 Complete Building Mechanical Audits / Air-conditioning / Refrigeration / Heating / Dehumidification / Ventilation / Exhaust Fans / Make-up Air Fans
 / Plumbing / Piping / Ice Machines / Full Metal Fabrication & Welding

Date: 9/25/2025

Estimate # 06132631

Customer Information: Libertyville Public Works
 600 North Ave
 Libertyville, IL 60048-2050

1700 N Milwaukee
 north of buildings
 2 units

Phone:
 Mobil
 Fax:
 E-Mail: adipaolo@libertyville.com

9/26/25 - AD sent Andre estimate

Re: Installation of 2 New Furnace & Air Conditioning System.

Existing Equipment:

System #1

- Furnace: Payne, M# PG8MAA036110, S# 0114A20518
- Condenser: Payne, M# PA13NA036-E, S# 1014X74784
- Evap Coil: Payne, M# CNPVP3617ALA, S# 1814X31506

System #2

- Furnace: Payne, M# PG8MAA048110, S# 0712A19183
- Condenser: Payne, M# PA13NA036-C, S# 1110X72094
- Evap Coil: Payne, M# CNPVP3621ATA, S# 0412X28930

Materials/Labor Necessary: Ack Temp Mechanical Services, Inc. will provide labor and materials to remove and replace furnace and air conditioning system. Work to include removal of furnace, evaporator, and condensing unit, properly dispose of refrigerant per EPA national standards (document will be provided upon request). Install new furnace and indoor cased evaporator coil with thermal expansion valve. Level condenser pad and install new outdoor condensing unit. Reconnect all line voltage connections. Flush existing line set. Run new drain line. Reconnect all gas piping. Run new flue pipe. Install new thermostat. Pressure test entire system for leaks. Evacuate entire system, charge with R-454B refrigerant, and start up per manufacturer start up procedure and guidelines. Full system functionality test performed and start up form completed.

All materials listed below are included on both Options:

- PVC - Drain Piping
- Heat Pump Pad Or Condenser Pad
- Electrical Disconnect & Whip
- Sheet Metal
- Duct, Pipe, Electric as needed



PO: _____
 Start Date: _____
 Lead: _____

23 hour emergency service - Office 1-847-719-2665 / Fab Shop 1-847-438-7051 / fax 1-847-474-4444 / mail@acktemp.com / WWW.Acktemp.com
 Complete Building Mechanical Audits / Air-conditioning / Refrigeration / Heating / Dehumidification / Ventilation / Exhaust Fans / Make-up Air Fans
 / Plumbing / Piping / Ice Machines / Full Metal Fabrication & Welding

Date: 9/25/2025 **Estimate # 06132631**

Customer Information: Libertyville Public Works
 600 North Ave
 Libertyville, IL 60048-2050

Phone:
 Mobil
 Fax:
 E-Mail: adipaolo@libertyville.com

Carrier Comfort Series - TIER 1 (Like For Like), 80%, 1-Stage Furnace's, 14 Seer Condenser's **19,500.00**

Furnace:

1 - Carrier Comfort Series, 80%, 110K, 1-Stage, 5-Ton Blower, 21"

M# 58SC0B110M2120

10 year parts, 20 year heat exchanger warranty

1-Stage Furnaces operate:

- 110,000btus or 0btus (On or Off)

Furnace:

1 - Carrier Comfort Series, 80%, 90K, 1-Stage, 3.5-Ton Blower, 17"

M# 58SC0B090M1714

10 year parts, 20 year heat exchanger warranty

1-Stage Furnaces operate:

- 90,000btus or 0btus (On or Off)

Condenser:

2 - Carrier Comfort Series, 1-Stage, 14-Seer, 3-Ton,

M# 26SCA436N003

10 year parts warranty

10 year compressor warranty

1-Stage Condensers operate:

- 3-Tons or 0-Tons (On or Off)

Evaporator coil:

1 - Carrier Cased V-Coil 3-Ton, 21"

M# CVAVA3621XMA

10 year parts warranty



VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date: March 10, 2026

Agenda Item: Consideration of a Resolution to Approve Change Order No. 1 with McDonough Mechanical Services Inc. for the Adler Pool Heater #2 Replacement Project

Staff Recommendation: Approve Resolution

Staff Contact: Paul Kendzior, P.E., C.F.M., Director of Public Works

Background: The Village accepted a proposal from McDonough Mechanical Services Inc. (“McDonough”) in the amount of \$40,127 to replace the second pool heater and its related components at the Adler Park swimming pool on October 28, 2025 (25-R-182). During the installation process McDonough noted that there was not sufficient air flow from the furnace (boiler) flue exhaust piping to prevent the heater units from overheating. It was recommended to raise the flue exhausts on both units above the pool alcove wall in order to achieve adequate air movement. McDonough has submitted a second proposal in the amount of \$6,527 to complete this additional work. There are sufficient funds available in the FY 2025/26 Annual Budget in Swimming Pool Operations (Act.# 01-0703-7-716) to extend the pool heater flue exhaust pipes for both heaters. Staff recommends proceeding with Change Order No.1 in the amount of \$6,527 for the additional work, which will result in a new overall project price of \$46,654.

Staff recommends adoption of the attached resolution to approve Change Order No.1 for the Adler Pool Heater #2 Replacement Project with McDonough Mechanical Services Inc. in the amount of \$6,527 and authorize execution by the Village Administrator.

Attachments:

1. Resolution
2. Change Order Proposal

RESOLUTION NO. 26-R-

A RESOLUTION APPROVING CHANGE ORDER NO. 1 TO THE PROPOSAL WITH MCDONOUGH MECHANICAL SERVICES INC. FOR THE ADLER POOL HEATER #2 REPLACEMENT PROJECT

WHEREAS, on October 28, 2025, the Village entered into a project with McDonough Mechanical Services, Inc. (“*McDonough*”) for the replacement of pool heater #2 at Adler Pool in the amount of \$40,127 (“*Proposal*”); and

WHEREAS, the Village and McDonough desire to execute a change order to the Proposal in the amount of \$6,527 for the cost of additional services to extend the boiler flue piping (“*Change Order*”); and

WHEREAS, the Village President and Board of Trustees have determined that (i) the circumstances said to necessitate the Change Order were not reasonably foreseeable at the time the Proposal was signed and are necessary to complete the work, (ii) the Change Order is germane to the original Proposal, and (iii) the Change Order is in the best interest of the Village and authorized by law; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village to enter into the Change Order with McDonough.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, COUNTY OF LAKE, AND STATE OF ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The foregoing recitals are hereby incorporated and fully set forth as findings of the Village of Libertyville President and Board of Trustees.

SECTION 2: Approval of Change Order. The Change Order by and between the Village

and McDonough is hereby approved in substantially the form attached to this Resolution as **Exhibit A.**

SECTION 3: Execution of Change Order. The Village Administrator is hereby authorized and directed to execute and attest, on behalf of the Village, the Change Order upon receipt by the Village Clerk of at least one original copy of the Change Order executed by McDonough Mechanical Services Inc; provided, however, that if the executed copy of the Change Order is not received by the Village Clerk within 60 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the Board of Trustees, be null and void.

SECTION 4: Criminal Code Compliance. This Resolution constitutes the written determination required by Section 33E-9 of Article 33E of the Criminal Code of 2012, 720 ILCS 5/33E-9.

SECTION 5: Effective Date. This Resolution will take effect immediately upon its passage and approval as provided by law.

PASSED this _____ day of _____, 2026.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2026.

Donna Johnson, Village President

ATTEST:

Margaret Clark, Village Clerk

EXHIBIT A

CHANGE ORDER NO. 1

Contract Date: October 28, 2025

Change Order No.: 1

Date: March 10, 2026

Name of Project: Add Flue Extensions onto both heaters at Adler Pool

Owner: Village of Libertyville

Contractor: McDonough Mechanical Services, Inc.

Justification: To prevent pool heaters from overheating by moving hot exhaust fumes

Change of Contract Price:

Original Contract Price: \$40,127.00

The Contract Price due to this Change Order will be increased or (decreased) by: \$ 6,527.00

The New Contract Price including this Change Order will be: \$46,654.00

This document shall become a supplement to the Contract and all provisions will apply hereto.

Approved:

Contractor – McDonough Mechanical Services Inc.

Date

Approved:

Owner – Village of Libertyville, Illinois

Date

Libertyville Park District
118 W Cook Avenue
Libertyville IL, 60048

2/23/2026

ATTN: Tim Hannigan

Re: Install new boiler flues at Adler Park.

Dear Tim:

We propose to furnish all the labor and material to properly install new boiler flues as follows.

- 1.) Lock out the boilers.
- 2.) Install 15' of 12" b-vent and weatherproof caps on each of the pool boilers.
- 3.) Install brackets to support the 15' tall flue stacks with Unistrut.
- 4.) Start up the boiler and check for proper operation.
- 5.) Remove any waste and clean up the jobsite.

This work can be done for \$6,527.00

Material	\$ 3,752.00
Labor	\$ 2,640.00
Shipping	\$ 60.00
Truck and Trans.	\$ <u>75.00</u>

Total **\$6,527.00**

This quote is good for 30 days.

If you have any questions, please feel free to contact me.

Respectfully.

McDonough Mechanical Services Inc.

Jason C. Sherman

Jason C. Sherman
Field Manager.
/jcs



VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date: March 10, 2026

Agenda Item: Consideration of an Ordinance Approving an Amendment to the Planned Development Final Plan - 700 E. Park Avenue

Staff Recommendation: Approve Ordinance

Staff Contact: Heather J. Rowe, Director of Community Development

Background: The attached ordinance approves an amendment to the Planned Development Final Plan related to new signage at the Park Avenue Corporate Center at 700 E. Park Avenue. The new wall signage that has been installed is part of a rebranding from Life Storage to Extra Space Storage. The Village Board approved this request at their February 24, 2026, meeting with the understanding that an ordinance would be drafted for the Village Board to approve at their March 10, 2026, meeting.

Staff recommends the Village Board approve the attached ordinance.

Attachments:

1. Ordinance

THIS SPACE FOR RECORDERS USE ONLY

VILLAGE OF LIBERTYVILLE

ORDINANCE NO. 26-O-_____

AN ORDINANCE APPROVING AN AMENDMENT TO
THE PLANNED DEVELOPMENT FINAL PLAN
(700 E. Park Avenue)

Adopted by the
President and Board of Trustees
of
the Village of Libertyville
Lake County, Illinois
this _____ day of _____, 2026.

Published in pamphlet form by direction
and authority of the Village of Libertyville
Lake County, Illinois
this _____ day of _____, 2026.

VILLAGE OF LIBERTYVILLE

ORDINANCE NO. 26-O-__

AN ORDINANCE APPROVING AN AMENDMENT TO
THE PLANNED DEVELOPMENT FINAL PLAN
(700 E. Park Avenue)

WHEREAS, Extra Space Storage Management, Inc. ("**Owner**") is the owner of the certain real property commonly known as 700 E. Park Avenue, in the Village of Libertyville and legally described in Exhibit A attached to, and by this reference made a part of, this Ordinance ("**Property**"); and

WHEREAS, on January 13, 2009, the President and Board of Trustees adopted Ordinance No. 09-O-04, approving a special use permit for planned development and a planned development final plan for the Park Avenue Corporate Center Planned Development ("**Approved Planned Development**"); and

WHEREAS, the Property is located within the Approved Planned Development and subject to Ordinance No. 09-O-04; and

WHEREAS, on February 14, 2017, the President and Board of Trustees adopted Ordinance No. 17-O-07, amending the planned development final plan for the Approved Development to change wall signage, increase the number of wall signs, and replace entrance awnings for the Property (the Approved Planned Development, as amended by Ordinance No. 17-O-07, is the "**Final Plan**"); and

WHEREAS, the Property is located in the I-3 General Industrial District of the Village ("**I-3 District**") and is improved with a self-storage facility and associated off-street parking areas; and

WHEREAS, the Owner desires to install new wall signs and awnings to reflect the new occupant of the Property ("**Proposed Signs**"); and

WHEREAS, pursuant to Section 16-13.12 of the Libertyville Zoning Code, as amended (*“Zoning Code”*), amendments to the Final Plan may be approved by the Village Board upon a determination that the amendment is in substantial conformity with the Final Plan; and

WHEREAS, the Owner has filed an application, VB 25-04, with the Village for approval of an amendment to the Final Plan to allow the installation of the Proposed Signs on the Property (*“Requested Relief”*); and

WHEREAS, on July 21, 2025, the Appearance Review Commission considered the Proposed Signs and voted to recommend that the Village Board of Trustees approve the Requested Relief, subject to specified conditions; and

WHEREAS, the Village President and Board of Trustees have determined that, subject to and contingent upon the conditions, restrictions, and provisions of this Ordinance, the Requested Relief complies with the required standards for planned unit developments as set forth in Part E of Article 16 of the Zoning Code and is in substantial conformity with the Final Plan; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interest of the Village to grant the Requested Relief, subject to the conditions, restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, COUNTY OF LAKE, STATE OF ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2: Approval of Requested Relief and Amended Final Plan.

A. Approval of Requested Relief. In accordance with, and pursuant to, Section 16-13.12 of the Zoning Code, and subject to, and contingent upon, the conditions, restrictions, and

provisions set forth in this Ordinance, including Section 3 of this Ordinance, the President and Board of Trustees of the Village of Libertyville hereby approve the Requested Relief to amend the Final Plan to allow the installation of the Proposed Signs on the Property.

B. Approval of Amendment to Final Plan. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in this Ordinance, including Section 3 of this Ordinance, the President and Board of Trustees hereby amends the Final Plan to include the Sign Plans, prepared by SignArt, Inc., consisting of 12 sheets, with a latest revision date of September 4, 2024, a copy of which is attached to and incorporated into this Ordinance as Exhibit B (*“Amended Final Development Plan Documents”*).

C. Conflicts. In the event that any of the Amended Final Plan Documents conflict with the plans and documents identified in the Final Plan, the Amended Final Plan Documents control.

SECTION 3: Conditions. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Code or any other rights the Owner or the Owner may have, the approvals granted in Section 2 of this Ordinance are hereby expressly subject to and contingent upon the development, use, operation, and maintenance of the Property in compliance with each and all of the following conditions:

A. Standard Conditions.

1. Compliance with Regulations. The development, use, operation, and maintenance of the Property must comply with all applicable Village codes and ordinances as required by law, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in the Final Plan, as amended, and as further amended by this Ordinance.

2. Compliance with Plans. Except for minor changes and site work approved by the Village Director of Community Development or the Village Engineer (for matters within their respective permitting authorities) in accordance with all applicable Village standards, the development, use, operation, and maintenance of the Proposed Improvements and the Property must comply the Final Plan, as amended to include the Amended Final Development Plan Documents.

B. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Owner must pay to the Village, promptly upon presentation of a written demand or demands therefor, all legal fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made must be made by a certified or cashier's check. Further, the Owner will be liable for, and must pay upon demand, all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

SECTION 4: Recordation; Binding Effect. A copy of this Ordinance will be recorded in the Office of the Lake County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein inure to the benefit of, and are binding upon, the Village and the Owner, and their respective personal representatives, successors, and assigns.

SECTION 5: Failure to Comply with Conditions. Upon the failure or refusal of the Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approvals granted in Section 2 of this Ordinance will, at the sole discretion of the Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Board of Trustees may not so

revoke the approvals granted in Section 2 of this Ordinance unless it first provides the Owner with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Board of Trustees. In the event of such revocation, the Village Administrator and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 6: Amendments. Any amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code for the granting of special use permits.

SECTION 7: Effective Date.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the President and Board of Trustees by a majority vote in the manner required by law;
2. Publication in pamphlet form in the manner required by law; and
3. Recordation of this Ordinance, together with such exhibits as the Village Clerk deems appropriate for recordation, with the office of the Recorder of Lake County;
4. The filing by the Owner with the Village Clerk of an Unconditional Agreement and Consent, in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event the Owner does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 7.A.4 of this Ordinance, within 30 days after the

date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

PASSED this _____ day of _____, 2026.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2026.

Donna Johnson, Village President

ATTEST:

Margaret Clark, Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Parcel 1: Lot 2 in Park Avenue Corporate Center Subdivision, Being a Subdivision of Part of the Southwest Quarter of Section 15, and the Northwest Quarter of Section 22, Township 44 North, Range 11 East of the Third Principal Meridian, According to the Plan Thereof Recorded June 22, 2010 as Document No. 6614849, in Lake County, Illinois.

Parcel 2 (Partially Surveyed): A Non-Exclusive Easement for Ingress and Egress Over the Common Areas Described on the Plat as “40 Foot Ingress and Egress Easement” for the Benefit of Parcel 1 as Created by the Plat of Park Avenue Corporate Center Subdivision, Aforesaid, and Further Created by Declaration of Easements and Protective Covenants, Conditions and Restrictions Dated July 9, 2010 and Recorded August 12, 2010 as Document 6632266.

PIN: 11-22-101-008

Commonly known as: 700 E. Park Avenue, Libertyville, Illinois

EXHIBIT B
SIGN PLANS



ExtraSpaceStorage®

Store #3448
700 E Park Ave
Libertyville, IL 60048
May 19, 2025

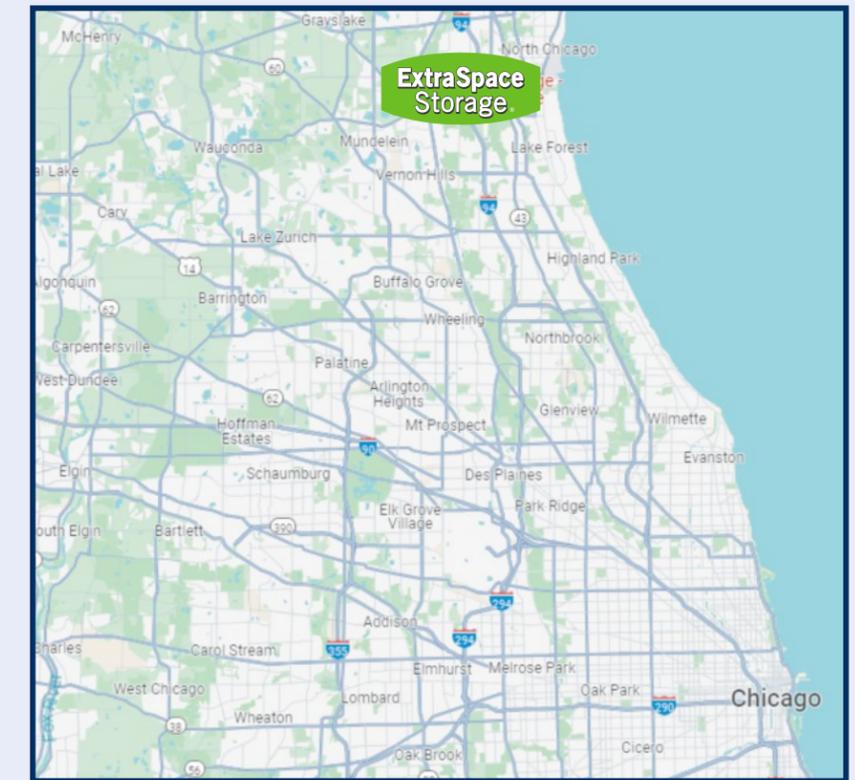
Site Overview

	Proposed Sq.Ft.	Existing Sq.Ft.	Allowed Sq.Ft.
P1	61.57	N/A	N/A
P2	61.57	N/A	N/A
P3	2.08	N/A	N/A



Site Overview — Proposed Signs

Scale: None



Aerial Map

P1



Illuminated Channel Letters (Raceway)

Illuminated Channel Letters

Construction

5" Deep, .040 aluminum returns.
3mm ACM backs.
Paint with GripGard EFX semi-gloss enamel.

Faces

Flat translucent white polycarbonate.
Jewelite trim.
Applied pressure sensitive vinyl.

Electrical/Illumination

White LEDs powered by low voltage power supplies.

Raceway/Mounting

3 1/2" x 5 1/2" SignComp #1970N/#1976N aluminum raceway/cover mounted to facade.
SignComp #5988/#5989 mounting clips.

Note: '®' To be painted flat ACM attached to rear of 'e'.

P1 ESS CL24-2LG-R Illuminated Channel Letters (Raceway)

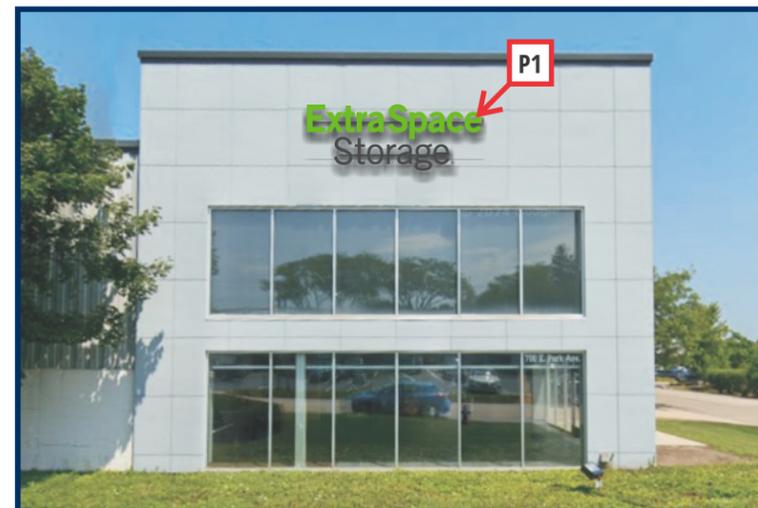
Scale: 1/4" = 1'-0"



Night Time View



Existing Elevation



Proposed Elevation



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

	Proposed Sq.Ft.	Existing Sq.Ft.	Allowed Sq.Ft.
P1	61.57	N/A	N/A

P2



Illuminated Channel Letters (Raceway)

Illuminated Channel Letters

Construction

5" Deep, .040 aluminum returns.
3mm ACM backs.
Paint with GripGard EFX semi-gloss enamel.

Faces

Flat translucent white polycarbonate.
Jewelite trim.
Applied pressure sensitive vinyl.

Electrical/Illumination

White LEDs powered by low voltage power supplies.

Raceway/Mounting

3 1/2" x 5 1/2" SignComp #1970N/#1976N aluminum raceway/cover mounted to facade.
SignComp #5988/#5989 mounting clips.

Note: '®' To be painted flat ACM attached to rear of 'e'.

P2 ESS CL24-2LG-R Illuminated Channel Letters (Raceway)

Scale: 1/4" = 1'-0"



Night Time View



Existing Elevation



Proposed Elevation

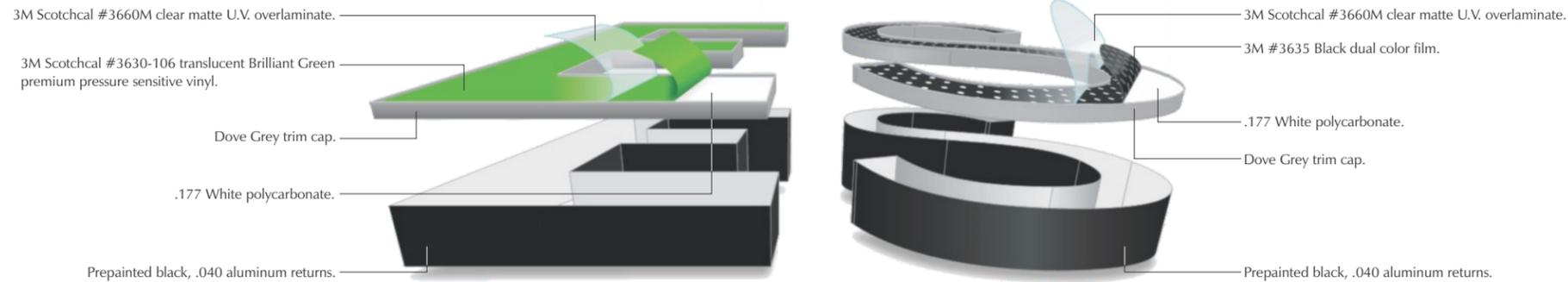


This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

	Proposed Sq.Ft.	Existing Sq.Ft.	Allowed Sq.Ft.
P2	61.57	N/A	N/A

P1 P2

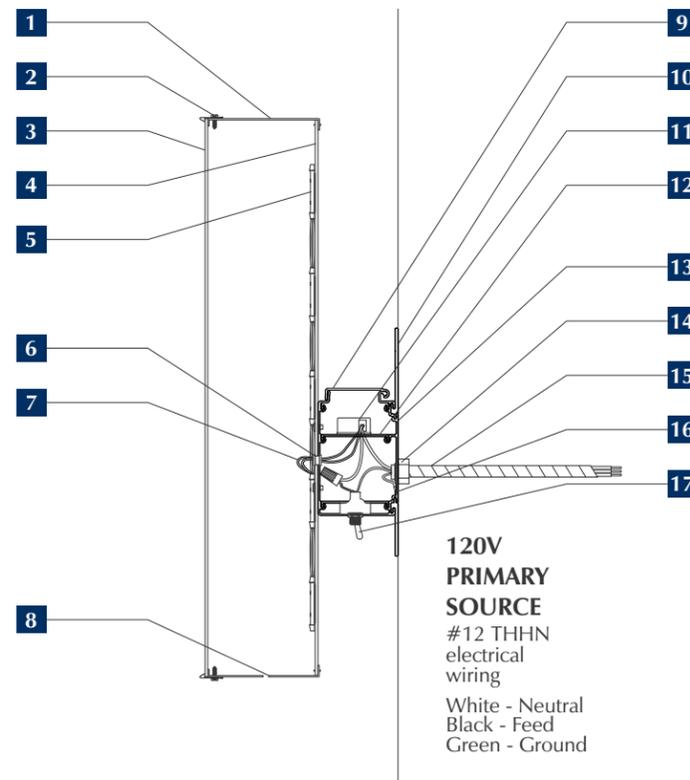
Face Specifications



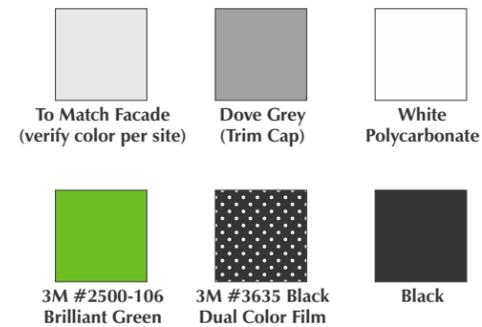
Specifications

- 1 .040 Aluminum letter sides.
- 2 Trim cap with #8 x 1/2" hex head screws as needed.
- 3 Flat polycarbonate faces.
- 4 3mm ACM letter back. Letter sides/back stitched together and continuously siliconed.
- 5 LED system.
- 6 Pre-drilled low voltage electrical hole with plastic grommet.
- 7 Low voltage wiring from power supply.
- 8 1/4" Weep holes at low points of letters with internal light baffle.
- 9 SignComp 5" narrow channel letter raceway cover (part #1976N).
- 10 SignComp channel letter raceway mounting clip (part #5988).
- 11 Low voltage LED power supplies (120 volt circuit required).
- 12 SignComp 5" narrow channel letter raceway brace/bracket (part #5972N-5").
- 13 SignComp 5" narrow channel letter raceway (part #1970N).
- 14 1/2" Sealtite connector.
- 15 1/2" Sealtite conduit.
- 16 Ground wire fixed to power supply box.
- 17 20 Amp toggle disconnect (to be on end of raceway, shown on bottom for illustrative purposes only).

Section View: Illuminated Channel Letter



Color Specifications



Illuminated Channel Letters Details (Raceway)

Notes:

Mounting Details

SECTION				
ANCHOR	Stainless Lag Bolt	Stainless Lag Bolt & Lead Shield	Threaded Rod/ Thru-Bolt	Threaded Rod Toggle Bolt
WALL	Wood Stud	Concrete/Masonry	Metal Stud	Various



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

P3



Illuminated Office Wall Sign — ESS OWS10-PTW

Single Faced Illuminated Office Wall Sign

Construction

Custom fabricated .100 aluminum.
Paint with GripGard EFX semi-gloss enamel.

Faces

Precision routed .100 aluminum backed with 3/4" white push-thru acrylic.

Electrical/Illumination

White LEDs powered by low voltage power supplies.

Mounting

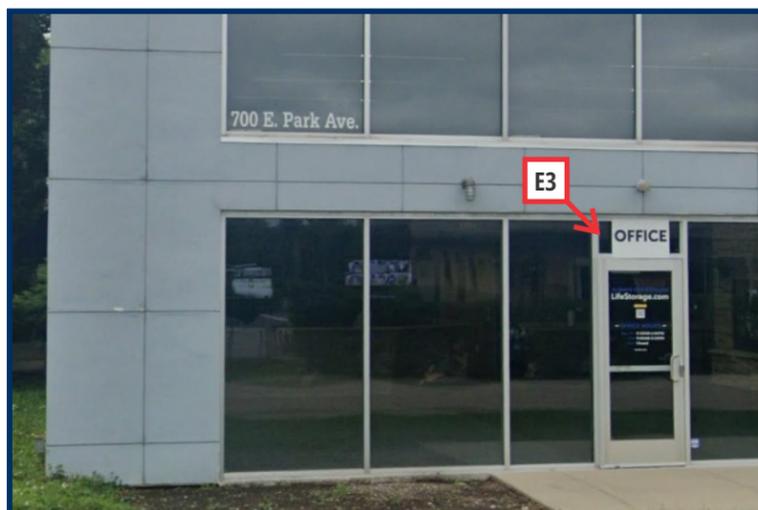
Flush to facade.

P3 Single Faced Illuminated Office Wall Sign — ESS OWS10-PTW

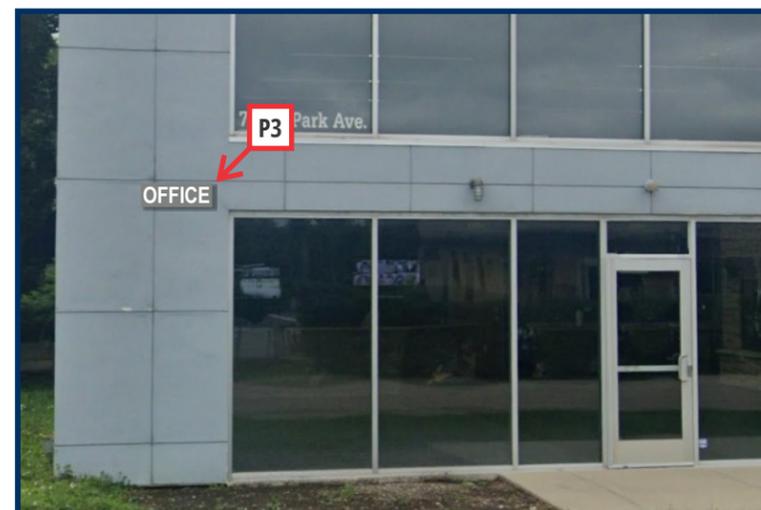
Scale: 1 1/2" = 1'-0"



Night Time View



Existing Elevation



Proposed Elevation



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

	Proposed Sq.Ft.	Existing Sq.Ft.	Allowed Sq.Ft.
P3	2.08	N/A	N/A

P3



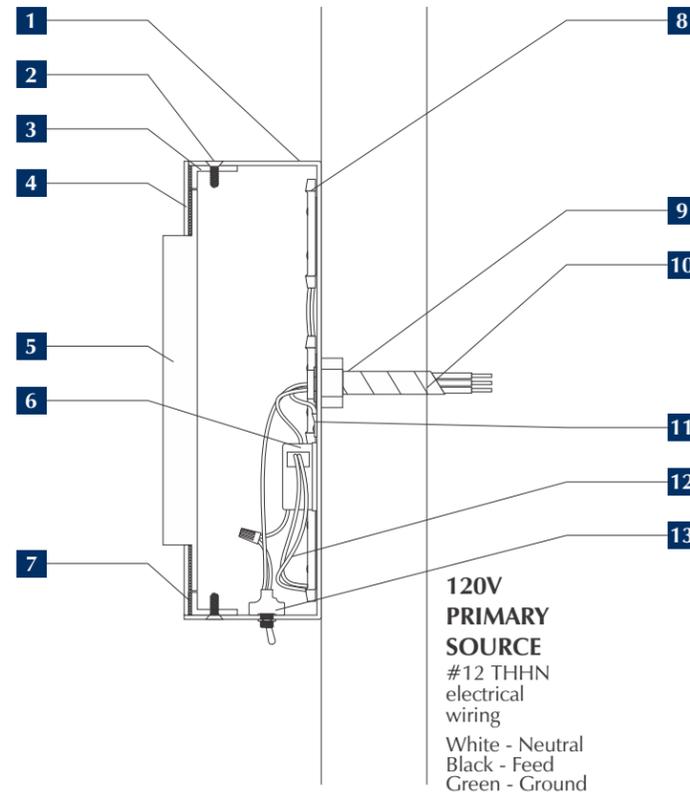
Illuminated Office Wall Sign Details — ESS OWS10-PTW

Notes:

Specifications

- 1 Custom fabricated .100 aluminum sign cabinet.
- 2 #10 x 1/2" Countersunk screws as needed.
- 3 1/2" x 1" x .125 Aluminum angle.
- 4 .100 Routed aluminum face.
- 5 3/4" Thick "push thru" white acrylic (1/8" shoulder).
- 6 Low voltage LED power supplies (120 volt circuit required).
- 7 VHB adhesive (typ.).
- 8 LED system.
- 9 1/2" Sealite connector.
- 10 1/2" Sealite conduit.
- 11 Ground wire.
- 12 Low voltage wiring from power supply.
- 13 20 Amp toggle disconnect (shown on bottom for illustrative purposes only).

Section View: Illuminated Office Wall Sign



Color Specifications



Face Specifications



Mounting Details

SECTION				
ANCHOR	Stainless Lag Bolt	Stainless Lag Bolt & Lead Shield	Threaded Rod/Thru-Bolt	Threaded Rod Toggle Bolt
WALL	Wood Stud	Concrete/Masonry	Metal Stud	Various



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

A4

Awning Refurbishment

Awning Refurbishment

Existing Awning

Aluminum frame.
Canvas/Fabric awning material.

New Cover

Remove existing awning cover.
Recover existing frame with Sunbrella Canvas - Charcoal.

Note: What is shown, is typical for 11 locations on building. See Site Overview.



Existing Elevation



Proposed Elevation

Color Specifications



Sunbrella
Canvas
Charcoal

A5

Awning Refurbishment

Awning Refurbishment

Existing Awning

Aluminum frame.
Canvas/Fabric awning material.

New Cover

Remove existing awning cover.
Recover existing frame with Sunbrella Canvas - Charcoal.



Existing Elevation



Proposed Elevation

Color Specifications



Sunbrella
Canvas
Charcoal

A6

Awning Refurbishment

Awning Refurbishment

Existing Awning

Aluminum frame.
Canvas/Fabric awning material.

New Cover

Remove existing awning cover.
Recover existing frame with Sunbrella Canvas - Charcoal.



Existing Elevation



Proposed Elevation

Color Specifications



Sunbrella
Canvas
Charcoal

A7

Awning Refurbishment

Awning Refurbishment

Existing Awning
Aluminum frame.
Canvas/Fabric awning material.

New Cover
Remove existing awning cover.
Recover existing frame with Sunbrella Canvas - Charcoal.



Existing Elevation



Proposed Elevation

Color Specifications



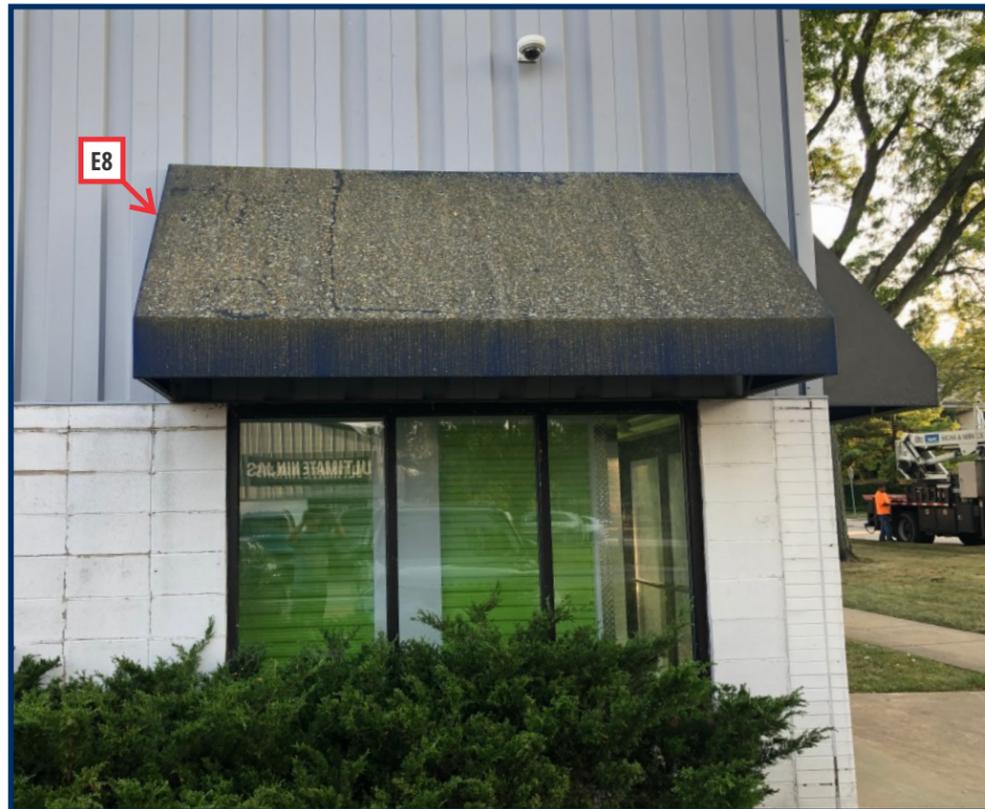
Sunbrella
Canvas
Charcoal

E8

Awning Removal

Awning Removal

Existing Awning
Existing awning to be removed.



Existing Elevation



Proposed Elevation

Color Specifications



Sunbrella
Canvas
Charcoal

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Libertyville, Illinois (“*Village*”):

WHEREAS, Extra Space Storage Management, Inc. (“*Owner*”) is the owner of the parcel of real property located at the address commonly known as 700 E. Park Avenue, Libertyville, Illinois (“*Property*”); and

WHEREAS, Ordinance No. 26-O-____, adopted by the Village President and Board of Trustees on _____, 2026 (“*Ordinance*”), approves an amendment to the planned development final plan for the Property to allow the modification of the signage and awnings on the Property to reflect the current operator (“*Requested Relief*”); and

WHEREAS, Section 7 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner files, within 30 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Owner hereby agrees and covenants as follows:

1. The Owner hereby unconditionally agrees to, accepts, consents to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Owner acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Owner acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village’s granting of the Requested Relief for the Property or its adoption of the Ordinance, and that the Village’s approvals do not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.
4. The Owner hereby agrees to hold harmless and indemnify the Village, the Village’s corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village’s adoption of the Ordinance granting the Requested Relief for the Property.

[SIGNATURE PAGE FOLLOWS]

Dated: _____, 2026

**EXTRA SPACE STORAGE
MANAGEMENT, INC.**

By: _____

Its: _____

ATTEST

By: _____

Its: _____



VILLAGE BOARD AGENDA SUPPLEMENT

- Meeting Date:** March 10, 2026
- Agenda Item:** **REPORT OF THE PLAN COMMISSION**
PC 26-05, Text Amendment
PC 26-06, Special Use Permit
ABJ Ventures, LLC, Applicant
1419 Peterson Road
- Staff Recommendation to Plan Commission:** Approve Text Amendment and Special Use Permit.
- PC Recommendation:** Approval of the Report. Upon approval, an ordinance will be drafted for Board action.
- Staff Contact:** Heather J. Rowe, Director of Community Development
-

Background: The applicant, ABJ Ventures, LLC, appeared before the Plan Commission at the February 23, 2026, meeting to request a Text Amendment and Special Use Permit to allow a Rage Amusement Lounge and an Axe Throwing Lounge in a tenant space at the Butterfield Square shopping center located at 1419 Peterson Road. The applicant is proposing to operate iSmash, a franchise business which features a rage room, axe throwing, and other group activities. Since the proposed land use is not currently listed as a permitted or special permitted land use in the C-4 Shopping Center Commercial District, a text amendment is being requested to allow the use as a special permitted use.

Members of the Plan Commission concurred with the Text Amendment and Special Use Permit. A motion to recommend Village Board of Trustees approval of the Text Amendment passed with a vote of 6 – 0, and the Special Use Permit passed with a vote of 5 – 1.

The recommendation was subject to a request by the Commission that the applicant work with Staff to bring forward an additional text amendment to incorporate a definition of “Rage Amusement Lounge” into the definition section of the Zoning Code for future reference. This will be presented at a future Commission meeting following required publication and will subsequently be forwarded to the Board for consideration. The Commission felt that the current request should proceed without delay in the interim to allow the applicant to commence with building permitting.

If the Board approves the Report of the Plan Commission, ordinances will be prepared for the next Board meeting.

Attachments:

1. Plan Commission Report
2. Minute Excerpts from the Appearance Review Commission Meeting
3. Minute Excerpts from the Plan Commission Meeting

REPORT OF THE PLAN COMMISSION

REPORT ON: PC 26-05 and PC 26-06, ABJ Ventures, LLC

TO THE VILLAGE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

Pursuant to the **APPLICATION** of **ABJ VENTURES, LLC**, being the **LESSEE** of real estate located at **1419 PETERSON ROAD**, the **PLAN COMMISSION** of the Village of Libertyville held a **PUBLIC HEARING** to consider the **APPLICATION FOR A TEXT AMENDMENT TO SECTION 26-5-5.3 OF THE LIBERTYVILLE ZONING CODE TO MODIFY PORTIONS OF THE SPECIAL USES LAND USE CATEGORY IN ORDER TO ADD RAGE AMUSEMENT LOUNGE AND AXE THROWING LOUNGE IN THE SPECIAL USES CATEGORY UNDER THE AMUSEMENT, GAMBLING AND RECREATION INDUSTRIES DESIGNATION AND A SPECIAL USE PERMIT TO ALLOW A RAGE AMUSEMENT LOUNGE AND AN AXE THROWING LOUNGE FOR PROPERTY LOCATED IN A C-4 SHOPPING CENTER COMMERCIAL DISTRICT, CHAPTER 26, SECTION 5-5.3**, according to the provisions cited in the Libertyville Municipal code as amended, with the aforesaid real estate being described in Exhibit A, attached.

The aforesaid **PUBLIC HEARING** was duly advertised on **FEBRUARY 6, 2026**, and held on **FEBRUARY 23, 2026**, at **7:00 P.M.**, in the Village Hall, 118 West Cook Avenue, Libertyville, Illinois.

At the **PUBLIC HEARING** the applicant and witnesses were duly sworn and questioned by the Plan Commission.

From the evidence and testimony submitted, the Plan Commission of the Village of Libertyville hereby finds the following:

Background:

The petitioner, ABJ Ventures, LLC, is requesting approval for a Text Amendment to the Libertyville Zoning Code to include Rage Amusement Lounge and an Axe Throwing Lounge in the Special Uses category under the Amusement, Gambling and Recreation Industries designation in the C-4 Shopping Center Commercial District and a Special Use Permit to allow a Rage Amusement Lounge and an Axe Throwing Lounge for property located in a C-4 Shopping Center Commercial District at 1419 W. Peterson Road.

If approved, the applicant will take occupancy of the tenant space located at 1419 W. Peterson Road in order to operate an amusement use which features a rage room, axe throwing, and other group activities. The proposed land use is currently not listed as a permitted or special permitted land use in the Zoning Code's C-4 Shopping Center Commercial District.

The main shopping center building includes commercial tenants such as Sunset Foods grocery store, Jimmy's Charhouse restaurant, Anytime Fitness and other commercial/retail tenants. Other Butterfield Shopping center outlots include a Zengler's dry cleaners, McDonalds, Bank Financial, and a Tricoci Salon and Spa.

Report of the Plan Commission, PC 26-05 and PC 26-06

Beyond the shopping center property to the south is the Interlaken Valley single family residential subdivision containing the residential street Old Barn Circle. To the east, beyond ComEd powerlines, is the Wineberry single family residential subdivision containing residential streets such as Blackberry Court, Elderberry Drive, Lingonberry Court, and Mulberry Drive.

REFERENCE EXCERPTS FROM DEVELOPMENT COMMITTEE MEMO TO PC:

Project Description: iSmash Entertainment Business

The applicant intends to occupy a vacant tenant space at the Butterfield Square shopping center. The proposed use is a “rage room” or “smash room” in which patrons are able to rent time and space within the business to destroy various items in a controlled setting with safety supervision. Additionally, the business would also offer axe throwing, splatter painting and a virtual target shooting simulator. iSmash is a franchise with multiple locations across the country. The applicant would largely cater to groups and parties.

There are no exterior changes proposed as part of these requests, aside from the addition of a wall sign.

Public Correspondence:

As of publication of staff’s report, no correspondence regarding the proposed development has been received by members of the public.

APPEARANCE REVIEW COMMISSION:

The petitioner appeared before the Appearance Review Commission at their February 16, 2026 meeting for review and recommendation. The ARC recommended approval of the proposed sign with no additional conditions. Please find the attached ARC meeting minutes for Plan Commission consideration.

DEVELOPMENT REVIEW COMMITTEE REVIEW:

Staff completed a review of the petitioner’s application and offers the following comments for consideration.

PLANNING DIVISION COMMENTS:

1. The applicant should specify how any waste will be handled, stored, and screened, particularly as it relates to the following:
 - a. Destroyed items from the use of the smash rooms;
 - b. Paint, surfaces or other materials related to the splatter painting; and
 - c. Destroyed or disused components of the axe throwing lanes.
2. All operations would take place indoors and there are no exterior changes proposed. Nonetheless, the applicant should describe how noise attenuation is handled inside the space in order to prevent any impacts to adjacent properties or tenants.

Report of the Plan Commission, PC 26-05 and PC 26-06

Standards for Text Amendment and Special Use:

The applicant has provided written responses to each of the standards for a Text Amendment and Special Use Permit and are attached as Exhibit B.

PLAN COMMISSION MOTIONS:

WHEREFORE, the Plan Commission of the Village of Libertyville, Lake County, Illinois is recommending to the Village President and the Board of Trustees, that this **APPLICATION FOR A TEXT AMENDMENT TO SECTION 26-5-5.3 OF THE LIBERTYVILLE ZONING CODE TO MODIFY PORTIONS OF THE SPECIAL USES LAND USE CATEGORY IN ORDER TO ADD RAGE AMUSEMENT LOUNGE AND AXE THROWING LOUNGE IN THE SPECIAL USES CATEGORY UNDER THE AMUSEMENT, GAMBLING AND RECREATION INDUSTRIES DESIGNATION** be **APPROVED, AS FOLLOWS (ADDITIONS IN BOLD FONT)**:

26-5-5.3. *Special permit uses.* Except as specifically limited herein and in subsection 26-5-5.4, the following uses may be permitted in the C-4 Shopping Center Commercial Districts subject to the issuance of a special use permit pursuant to section 26-16-9, but only when conducted entirely within an enclosed building, unless otherwise specified:

- (b) Arts, entertainment and recreation, but limited to:
 - (1) Amusement, Gambling and Recreation Industries, but further limited to:
 - a. Amusement arcades (71312).
 - b. Bowling centers (71395).
 - c. Fitness and recreational sports center (713940).
 - d. Escape rooms (713990).
 - e. **Axe throwing lounges.**
 - f. **Rage Amusement lounges.**

The vote of the Plan Commission recommending **APPROVAL** was 6 - 0, recorded as follows:

AYES: STEFFE, FLORES, PYTER, RANKIN, SHERMAN, WHEELER

NAYS: NONE

ABSENT: ZYCH

WHEREFORE, the Plan Commission of the Village of Libertyville, Lake County, Illinois is recommending to the Village President and the Board of Trustees, that this **APPLICATION FOR SPECIAL USE PERMIT TO ALLOW A RAGE AMUSEMENT LOUNGE AND AN AXE THROWING LOUNGE FOR PROPERTY LOCATED IN A C-4 SHOPPING CENTER COMMERCIAL DISTRICT** be **APPROVED**.

Report of the Plan Commission, PC 26-05 and PC 26-06

The vote of the Plan Commission recommending **APPROVAL** was 5 - 1, recorded as follows:

AYES: STEFFE, FLORES, PYTER, RANKIN, WHEELER

NAYS: SHERMAN

ABSENT: ZYCH

Respectfully Submitted, March 3, 2026.

Chair, Plan Commission

Secretary, Plan Commission

Report of the Plan Commission, PC 26-05 and PC 26-06

EXHIBIT A

Legal Description of the Property

LOTS 1, 2 AND 6 IN BUTTERFIELD SQUARE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1996 AS DOCUMENT 3836003, IN LAKE COUNTY, ILLINOIS.

Address: 1419 Peterson Road, Libertyville, Illinois 60048
P.I.N.'s 11-08-308-038 (Affects Lot 1)
11-08-308-039 (Affects Lot 2)
11-08-308-043 (Affects Lot 6)

Report of the Plan Commission, PC 26-05 and PC 26-06

EXHIBIT B

Applicant Submitted Response to Standards

Standards for a Text Amendment:

- a. *The consistency of the proposed amendment with the purposes of this Code.* The proposed amendment is consistent with the purposes of the Village Code in that it promotes the orderly development of commercial uses, encourages the adaptive reuse of existing buildings, and supports economic vitality without negatively impacting surrounding properties. The iSmash rage room is an indoor, controlled-use entertainment facility that aligns with the Code's objectives related to public safety, compatibility of uses, and enhancement of the local business environment.
- b. *The existing uses and zoning classifications of properties in the vicinity of the subject property.* Properties in the vicinity of the subject property are predominantly zoned for commercial and mixed-use purposes and are developed with retail, service, office, and entertainment-oriented uses. The proposed use is compatible with these existing zoning classifications and complements nearby commercial activities by attracting customers without altering the overall character of the area.
- c. *The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.* The trend of development in the area has been toward diversified commercial and service-oriented uses, including experiential businesses that encourage local visitation. Since the subject property was placed in its present zoning classification, development trends have emphasized reuse of existing commercial spaces rather than expansion of heavy-intensity uses. The proposed amendment is consistent with this trend and reflects evolving consumer demand for experiential entertainment.
- d. *The extent to which the value of the subject property is diminished by its present zoning classification.* The subject property's value is limited under its current zoning classification due to constraints on the range of permitted uses. The inability to accommodate emerging entertainment concepts such as a rage room limits marketability and leasing potential, particularly in comparison to similar commercial properties that allow a broader range of indoor recreational uses.
- e. *The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.* Any potential diminution in property value under the present zoning is not offset by a corresponding increase in public health, safety, or welfare. The proposed use operates entirely indoors, incorporates strict safety protocols, supervised participation, sound mitigation measures, and controlled hours of operation. As such, the amendment supports public welfare by enabling safe recreational activity without introducing adverse impacts.
- f. *The extent, if any, to which the use and enjoyment of adjacent properties would be adversely affected by the proposed amendment.* The proposed amendment will not adversely affect the use and enjoyment of adjacent properties. iSmash operates as a scheduled, appointment-based indoor activity with limited occupancy. Noise is contained within insulated smash rooms, and there is no outdoor activity associated with the use. The operation is comparable in impact to other indoor commercial entertainment uses.

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g. *The extent, if any, to which the value of adjacent properties would be adversely affected by the proposed amendment.* The proposed amendment is not expected to adversely affect the value of adjacent properties. On the contrary, activation of currently underutilized commercial space with a well-managed, nationally recognized franchise may enhance overall area vitality, increase foot traffic to nearby businesses, and contribute positively to the commercial environment.

h. *The extent, if any, to which the future orderly development of adjacent properties would be adversely affected by the proposed amendment.* Approval of the proposed amendment will not hinder the orderly future development of adjacent properties. The use does not impose unique infrastructure demands, environmental impacts, or land-use conflicts that would limit future development options. The amendment supports flexible commercial use while maintaining consistency with long-term planning objectives.

i. *The suitability of the subject property for uses permitted or specially permitted under its zoning classification.* The subject property is well-suited for the proposed use due to its commercial location, existing building configuration, available parking, and separation from residential-only areas. While the property may technically accommodate other permitted uses under the current zoning, the proposed use represents a reasonable and appropriate utilization given market conditions and site characteristics.

j. *The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.* Adequate ingress and egress are available via existing roadways and parking facilities. The proposed use generates minimal traffic impacts, as visits are typically scheduled, of limited duration, and occur throughout the day rather than during peak commuter hours. Traffic volumes are expected to be comparable to or less than traditional retail or service uses.

k. *The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or specially permitted under its present and proposed zoning classification.* The subject property is served by adequate utilities and essential public services, including water, sewer, electricity, and emergency services, sufficient to accommodate both the present and proposed zoning classifications. The proposed use does not require extraordinary public service support beyond what is already available.

l. *The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.* The subject property has experienced vacancy or underutilization consistent with broader market conditions affecting certain commercial spaces. The proposed amendment would facilitate productive reuse of the property in a manner consistent with the pace and pattern of development in the surrounding area.

m. *The community need for the proposed amendment and for the uses and development it would allow.* There is a demonstrated community need for diversified indoor recreational and stress-relief activities that serve residents, employees, and visitors of the Village of Libertyville. The iSmash rage room provides a safe, structured outlet for stress management, team-building, and entertainment, meeting evolving community preferences while contributing to local economic development.

Report of the Plan Commission, PC 26-05 and PC 26-06

Standards for a Special Use Permit:

a. General Standards. No special use permit shall be recommended or granted pursuant to this Section 16-9 unless the applicant shall establish that:

- 1) **Code and Plan Purposes.** The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan. *The proposed iSmash use is consistent with the purposes of the Village Code and the Comprehensive Plan. It is an indoor commercial entertainment use that supports economic development, reuse of existing commercial space, and a diverse mix of businesses without changing the character of the area.*
- 2) **Adverse Impact.** The proposed use and development will not have a substantial adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare. *The proposed use will not have a substantial adverse impact on adjacent properties, the character of the area, or public health and safety. All activities occur indoors, participation is supervised, and safety and noise control measures are in place.*
- 3) **Interference with Surrounding Development.** The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations. *The iSmash facility will be designed and operated in a manner that does not dominate or interfere with surrounding development. The use is similar in intensity to other commercial and entertainment uses permitted in the area and complies with all applicable district regulations.*
- 4) **Adequate Public Facilities.** The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services. *The subject property is adequately served by existing public facilities and services, including streets, utilities, police and fire protection, and refuse collection. No additional public infrastructure improvements are required for the proposed use.*
- 5) **Traffic Congestion.** The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through local streets and will, when required by the Board of Trustees, incorporate appropriate vehicular trip reduction features such as, but not limited to, pedestrian/bicycle linkages within and between land uses, the use of traffic mitigation plans, and the incorporation of elements to encourage and facilitate the use of public transportation. *The proposed use will not cause undue traffic congestion. Visits are typically scheduled, short in*

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duration, and spread throughout the day, resulting in traffic levels comparable to other retail or service uses in the area. The site already provides adequate access and parking.

- 6) ***Destruction of Significant Features.*** The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance. *The proposed use will not result in the destruction or damage of any natural, scenic, or historic features. No exterior site alterations affecting such features are proposed.*
- 7) ***Compliance with Standards.*** The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use. *The proposed use complies with all applicable requirements and standards of the Village Code governing special permit uses, including operational, safety, and site-related regulations.*

b. Special Standards for Specified Special Permit Uses. When the district regulations authorizing any special permit use in a particular district impose use limitations that must be met by such use in such district, a special permit use for that use in that district shall not be recommended or granted unless the applicant shall establish compliance with such special standards. *The proposed iSmash use complies with all special standards and limitations applicable to special permit uses within the zoning district. The operation will meet all conditions imposed by the Code and any additional conditions required by the Village.*

EXCERPTS FROM APPEARANCE REVIEW COMMISSION AND PLAN COMMISSION MEETING MINUTES

Excerpt from the Draft Minutes of the February 16, 2026, Appearance Review Commission Meeting

**ARC 26-05 ABJ Ventures LLC, Authorized Agent for BRE Retail Residual Owner 4 LLC, Property Owner; iSmash, Tenant
1419 Peterson Road**

Request is for new signage.

Mr. Jim Ali presented the request for new signage at 1419 Peterson Road. Mr. Ali stated that he is one of the owners of the prospective business. Mr. Ali provided a brief description of the proposed business. He stated that the proposal includes one channel letter sign, with the landlord's approval.

Chair Neuendank asked for clarification that the applicant is requesting approval of the signage depicted in the addendum. Mr. Ali confirmed that the franchise requested that they use black letters to contrast with the white wall paint. Mr. Wil Richardson, Planner, stated that there is a mix of signs with black and white letters existing in the Butterfield Square Shopping Center.

Chair Neuendank mentioned that staff has requested that the applicant paint the wall behind the sign to remove any scuffs or markings from previous signage. Mr. Ali stated that he believes there is no previous signage and that the franchise has appearance standards and approvals with the landlord.

Commissioner Kollman asked for clarification that the sign is illuminated and asked whether the light shines as a white or black color. Mr. Ali stated that the sign is illuminated and will display a white color.

Commissioner Kollman asked for more information on the proposed business. Mr. Ali provided a description of the business operations.

Commissioner Galo asked if noise is an issue that the Appearance Review Commission should address. Mr. Richardson stated that staff does not anticipate this to be an issue at this time, but it would ultimately be up to the Plan Commission since this request is part of a special use permit. If comments regarding noise are generated, staff will include them in the Development Review Committee Report.

Mr. Ali provided some clarity on how the business handles noise, stating that there are several elements of noise prevention as part of the build-out.

Commissioner Kollman made a motion, seconded by Commissioner Galo, to recommend that the Plan Commission approve the application for new signage at 1419 Peterson Road, in accordance with the plans submitted.

Motion carried 4 - 0.

Excerpt from the Draft Minutes of the February 23, 2026, Plan Commission Meeting

**PC 26-05 ABJ Ventures, LLC, Applicant
 1419 Peterson Road**

Request is for a Text Amendment to Section 26-5-5.3 of the Libertyville Zoning Code to modify portions of the Special Uses land use category in order to add Rage Amusement Lounge and Axe Throwing Lounge in the Special Uses category under the Amusement, Gambling and Recreation Industries designation.

**PC 26-06 ABJ Ventures, LLC, Applicant
 1419 Peterson Road**

Request is for a Special Use Permit to allow a Rage Amusement Lounge and an Axe Throwing Lounge for property located in a C-4 Shopping Center Commercial District.

Chairman Steffe asked if anyone would like to speak and swore in all who wished to speak.

Ms. Heather Rowe, Director of Community Development, gave background information on the proposed project. Ms. Rowe discussed the review process and future steps. Ms. Rowe indicated there were two other axe throwing businesses in the Village that were not in the C-4 district. Ms. Rowe noted the C-4 district did not currently allow this type of establishment.

Mr. Jim Ali, 957 Ellsworth Dr. Grayslake, half of ownership of ABJ Ventures, LLC with the iSmash franchise. Mr. Ali explained the business details and outlined the floorplan of the space. The four main activities would be the smash rooms, axe throwing, paint splatter rooms for all ages, and shooting and target simulation machine using infrared guns and lighting. Mr. Ali indicated the software would include all ages types of shooting experiences in the simulation area. Mr. Ali pointed to two party rooms areas that can be broken down into one large party room. Mr. Ali said the proposed project would be family oriented. Mr. Ali said he and his business partner were excited to bring this business to Libertyville. Mr. Ali indicated the landlord, Brixmore, had other locations with iSmash.

Chairman Steffe asked for comments from the public and swore in the person who came up to speak.

Mr. John Stewart, 1501 Old Barn Circle, had concerns about whether alcohol will be served and what the hours would be for the establishment. Mr. Stewart indicated he likes the idea and wanted to put minds at rest about the noise factors.

Mr. Ali outlined the business hours as 12:00 pm to 8:00 pm Monday through Thursday, 12:00 pm to 10:00 pm Friday and Saturday, and 11:00 am to 6:00 pm or 11:00 am to 7:00 pm on Sundays. Mr. Ali said there would be absolutely no alcohol and no food. Mr. Ali indicated they may install a healthy beverage machine and a healthy snack machine. Mr. Ali said they would like to possibly work with local food establishments for party catering. Mr. Ali addressed the noise concerns by outlining the rage rooms would be built with plywood in a specific way where the room is enclosed. Mr. Ali said the landlord requested that the wall shared with Anytime Fitness have sound

deadening insulation and drywall with the plywood for noise reduction. Mr. Ali noted the rage rooms would have face protection and body suits. Mr. Ali said there would be a training video each participant would be required to watch prior to entering the rage rooms. Mr. Ali said there would be no ear protection required in the rage rooms. Mr. Ali indicated the noise would not be loud enough to damage a customer's hearing.

Chairman Steffe asked if anyone else had comments. Chairman Steffe swore in Mr. Kahn.

Mr. Berry Kahn, 1832 Torrey Pkwy, raised concerns about the safety of axe throwing.

Mr. Ali indicated the axe throwing lanes are caged off and would be for 13 years old and over. Mr. Ali indicated it would be like a bowling lane, but caged with an attendant present at all times.

Mr. Kahn was pleased with that answer.

Commissioner Steffe asked the Commissioners for their comments.

Commissioner Pyter asked if the axe throwing was a team sport and how you transport the axes back to the beginning of the lane.

Mr. Ali indicated it would be controlled, and an attendant would be there full-time.

Commissioner Pyter asked what the capacity of the facility would be.

Mr. Ali indicated they expected in the 50 people with 6 employees.

Ms. Rowe indicated the Building Commissioner and Fire Marshal review the plans to put together an occupancy placard to be posted on site.

Commissioner Pyter asked about employee parking.

Mr. Ali discussed parking with the landlord and said there were no concerns about parking.

Commissioner Pyter asked where the smashed remains would go.

Mr. Ali said the two most common items smashed would be glass and electronics. Mr. Ali indicated they would work with a recycle center for all the electronics and the company was in the works to recycle the glass items nationally as well.

Commissioner Steffe asked when the items will be disposed.

Mr. Ali indicated disposal would be during the early lunch hour.

Commissioner Steffe asked where the recycled projects would be stored until the recycled items would be kept.

Mr. Ali said only normal party trash would be deposited in the dumpsters, but no smashed items would be stored outside.

Commissioner Rankin said question was answered and asked about insurance coverage.

Mr. Ali indicated there were no problems with insurance coverage

Commissioner Sherman asked about protection with the sledgehammers. Commissioner Sherman asked if there were any incidents in other locations.

Mr. Ali indicated there were safety protocols in place. Mr. Ali noted he was unaware of any major injury events at other locations, but if there were, additional safety protocols would be put into place.

Commissioner Sherman asked about age limits for the activities.

Mr. Ali explained that the smash rooms would be ages 8 and over, axe throwing would be ages 13 and over, paint splatter would be 3 and over, and the shooting simulator would be 5 and over.

Commissioner Sherman was concerned about the size of the items children would be using to smash things.

Mr. Ali indicated they would have different items like baseball bats to use for smashing.

Commissioner Sherman asked about hazardous items being smashed.

Mr. Ali answered that they would not smash anything that would cause any health hazards as stated directly from the iSmash franchise.

Commissioner Pyter asked if they would be smashing televisions.

Mr. Ali said they would not be smashing televisions as they were too heavy.

Commissioner Flores had no questions.

Chairman Wheeler had most questions answered. Chairman Wheeler asked about the density and draw that would make sure this business successful.

Mr. Ali indicated iSmash would be a destination. Mr. Ali noted they felt confident that the uniqueness of this business would bring in the crowds. Mr. Ali was confident enough to have signed a 10-year lease.

Commissioner Steffe asked for clarification of a rage amusement lounge from Village Staff.

Ms. Rowe answered with the definitions from the Code. Ms. Rowe asked the Village Attorney if she had any recommendations on modifications to the Zoning Code.

Ms. Brooke Lenneman, Village Attorney, looked into the Zoning Code definitions. Ms. Lenneman indicated that if it wasn't a broad enough definition that the Commission could recommend to staff to have a definition to include in the text amendment to provide to the Village Board.

Chairman Wheeler asked if we use any specific Illinois definitions.

Ms. Rowe indicated we use NAICS Definitions, which hadn't added the rage amusement lounge to their definitions yet. Ms. Rowe indicated the Commission could give a recommendation that a condition be added to include a definition of a rage amusement lounge.

Chairman Steffe asked if the definition was adopted by the NAICS codes whether it would be automatically applied as one of our Zoning Code definitions.

Ms. Rowe indicated we use the 2007 code and we rely on the definitions of the NAICS.

Ms. Lenneman recommended that a definition be included under the Code.

Ms. Rowe said they could proceed as is and come back with an additional text amendment to get a proper definition of rage amusement.

Commissioner Steffe wanted to make sure a definition was included for any future establishments to ensure they're not smashing anything unsafe.

Ms. Rowe indicated they would come up with specific wording to properly identify the items to be smashed.

Chairman Steffe asked the petitioner if they would like to take this to a vote.

In the matter of PC 26-05, Commissioner Wheeler moved, seconded by Commissioner Flores to recommend the Village Board of Trustees approve a Text Amendment to Section 26-5-5.3 of the Libertyville Zoning Code to modify portions of the Special Uses land use category in order to add Rage Amusement Lounge and Axe Throwing Lounge in the Special Uses category under the Amusement, Gambling and Recreation Industries designation, as follows:

26-5-5.3. Special permit uses. Except as specifically limited herein and in subsection 26-5-5.4, the following uses may be permitted in the C-4 Shopping Center Commercial Districts subject to the issuance of a special use permit pursuant to section 26-16-9, but only when conducted entirely within an enclosed building, unless otherwise specified:

- (b) Arts, entertainment and recreation, but limited to:*
 - (1) Amusement, Gambling and Recreation Industries, but further limited to:*
 - a. Amusement arcades (71312).*
 - b. Bowling centers (71395).*
 - c. Fitness and recreational sports center (713940).*
 - d. Escape rooms (713990).*
 - e. **Axe throwing lounges.***
 - f. **Rage Amusement lounges.***

Motion carried 6 - 0.

Ayes: Steffe, Flores, Pyter, Rankin, Sherman, Wheeler
Nays: None
Absent: Zych

In the matter of PC 26-06, Commissioner Wheeler moved, seconded by Commissioner Flores to recommend the Village Board of Trustees approve a Special Use Permit to allow a Rage Amusement Lounge and an Axe Throwing Lounge for property located in a C-4 Shopping Center Commercial District, in accordance with the plans submitted.

Motion carried 5 - 1.

Ayes: Steffe, Flores, Pyter, Rankin, Wheeler

Nays: Sherman

Absent: Zych

ATTACHMENT

PLAN SET CAN BE VIEWED AT:

https://www.libertyville.com/DocumentCenter/View/25210/PC-2605-06_1419-Peterson-Road_combined



VILLAGE BOARD AGENDA SUPPLEMENT

- Meeting Date:** March 10, 2026
- Agenda Item:** **REPORT OF THE PLAN COMMISSION**
PC 26-03, Preliminary Plat of Subdivision
PC 26-04, Site Plan Permit
Aston Villa Land Partners LLC, Applicant
30532-30568 N. Harris Road
- Staff Recommendation to Plan Commission:** Approve Preliminary Plat of Subdivision and Site Plan Permit
- PC Recommendation:** Approval of the Report - Upon approval, an ordinance will be drafted for Board action
- Staff Contact:** Heather J. Rowe, Director of Community Development
-

Background: At the February 23, 2026 meeting, the Plan Commission heard requests from Aston Villa Land Partners LLC for a preliminary plat of subdivision, site plan permit, and zoning variations in order to create a new subdivision and construct an approximately 600,000 square foot industrial building. The future user would be Bath Concepts which currently houses their corporate offices, inventory, manufacturing and distribution facilities in several locations across Libertyville. The proposed building would consolidate these various locations into one facility. The applicant is proposing a subdivision of the property to create three (3) new lots of record and one (1) outlot. As part of this subdivision process, the applicant is requesting the vacation of the existing North Harris Road right-of-way for use as a private roadway to serve the proposed development and any future development on the other lots proposed within the subdivision. Portions of the site to the west are located within the corporate boundaries of the Village of Grayslake and are not subject to Village of Libertyville review.

Members of the Commission reviewed the proposal and concurred with the requests for a Preliminary Plat of Subdivision and Site Plan Permit. Motions to recommend Village Board of Trustees approval passed with votes of 6 – 0, with the Preliminary Plat of Subdivision subject to the conditions outlined in the Report of the Plan Commission.

If the Board approves the Report of the Plan Commission, an ordinance will be prepared for the next Board meeting.

Attachments:

1. Plan Commission Report
2. Minute Excerpts from the Appearance Review Commission Meeting
3. Minute Excerpts from the Plan Commission Meeting

REPORT OF THE PLAN COMMISSION

REPORT ON: PC 26-03 and PC 26-04, Aston Villa Land Partners LLC

TO THE VILLAGE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

Pursuant to the **APPLICATION** of **ASTON VILLA LAND PARTNERS LLC**, being the **OWNER** of real estate located at **30532-30568 N. HARRIS ROAD**, the **PLAN COMMISSION** of the Village of Libertyville held a **PUBLIC HEARING** to consider the **APPLICATION FOR A PRELIMINARY PLAT OF SUBDIVISION AND SITE PLAN PERMIT IN ORDER TO CONSTRUCT A NEW INDUSTRIAL BUILDING ALONG WITH OTHER SITE IMPROVEMENTS FOR PROPERTY LOCATED IN AN I-1 LIMITED INDUSTRIAL DISTRICT AND O-2 OFFICE, MANUFACTURING AND DISTRIBUTION PARK DISTRICT, CHAPTER 22 AND CHAPTER 26, SECTION 16-15**, according to the provisions cited in the Libertyville Municipal code as amended, with the aforesaid real estate being described in Exhibit A, attached.

The aforesaid **PUBLIC HEARING** was duly advertised on **FEBRUARY 6, 2026**, and held on **FEBRUARY 23, 2026**, at **7:00 P.M.**, in the Village Hall, 118 West Cook Avenue, Libertyville, Illinois.

At the **PUBLIC HEARING** the applicant and witnesses were duly sworn and questioned by the Plan Commission.

From the evidence and testimony submitted, the Plan Commission of the Village of Libertyville hereby finds the following:

Background:

The petitioner, Aston Villa Land Partners LLC, is requesting various development approvals including a preliminary plat of subdivision, site plan permit and zoning variations in order to create a new subdivision and construct an approximately 600,000 square foot industrial building. The future user would be Bath Concepts. Bath Concepts currently houses their corporate offices, inventory, manufacturing and distribution facilities in several locations across Libertyville. The proposed building would consolidate these various locations into one facility.

The subject property is a large area bisected by N. Harris Road. The subject property had been utilized as agricultural area. It is currently improved with a residence and various agricultural buildings. Portions of the site to the west are located within the corporate boundaries of the Village of Grayslake and are not subject to Village of Libertyville review.

The Village's Comprehensive Plan calls for these parcels to be utilized for Industrial/Research and Development uses including general industrial manufacturing and warehousing.

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REFERENCE EXCERPTS FROM DEVELOPMENT COMMITTEE MEMO TO PC:

Project Description: Preliminary Plat of Subdivision

The applicant is proposing a subdivision of the property to create three (3) new lots of record and one (1) outlot. As part of this subdivision process, the applicant is requesting the vacation of the existing N. Harris Road right-of-way for its future use as a private roadway to serve the proposed development and any future development on the other lots proposed within the subdivision.

The applicant is currently requesting approval of a preliminary plat of subdivision. Should the preliminary plat of subdivision be approved through the development review process, the applicant would finalize the plat of subdivision and return for review of the final plat at a future date. This would include finalizing the location of various easements and other plat requirements.

Project Description: Site Plan Permit

The applicant is also requesting a Site Plan Permit. Per Section 26-16-10.2 of the Village's Zoning Code, any development over 10 acres would typically require a Site Plan Permit. The Village's Municipal Code also states that site plan permits shall not be denied unless the proposal does not meet one (1) or more of the standards listed below. It is staff's position that these standards have been met.

- (1) The application is incomplete in specified particulars or contains or reveals violations of this chapter or other applicable regulations that the applicant, after written request, has failed or refused to supply or correct.
- (2) The application has been submitted in connection with another application, the approval of which is a condition precedent to the necessity for site plan review, and the applicant has failed to secure approval of that application.
- (3) The proposed site plan fails to meet adequately specified standards required by this chapter with respect to the proposed use or development, including special use permit standards where applicable.
- (4) The proposed site plan fails to meet the policies of the village, or requirements of relevant public utilities regarding protection of, or development within or adjacent to, all easements or rights-of-way.
- (5) The proposed site plan unnecessarily or unreasonably destroys or detracts from the enjoyment of significant natural, topographical, physical or historic features of the site, including, but not limited to:
 - a. Failing to provide adequate measures to preserve existing healthy and long-lived trees wherever practically feasible;
 - b. Failing to design drainage facilities to promote the use and preservation of natural watercourse and patterns of drainage;
 - c. Failing to avoid unnecessary or unreasonable alterations to existing topography;

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- d. Failing to include adequate protection for important views and vistas as identified in adopted plans.
- (6) The proposed site plan fails to meet the Institute of Traffic Engineer's Transportation and Traffic Engineer's Handbook standards, or other village-adopted standards, for smooth and efficient traffic flow either on- or off-site or to incorporate appropriate vehicular trip reduction features such as, but not limited to, pedestrian/bicycle linkages within and between land uses, the use of traffic mitigation plans and the incorporation of elements to encourage and facilitate the use of public transportation.
- (7) The landscaping and screening of the site fails to provide adequate shielding from, or for, nearby uses or relies on the use of plant materials that are not compatible with the climate of the region and micro-climate conditions on the site.
- (8) The proposed structures or landscaping are unreasonably lacking in amenities in relation to, or are incompatible with, nearby structures and uses.
- (9) In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan fails to make adequate provision for the creation or preservation of open space or for its continued maintenance.
- (10) The proposed site plan creates unreasonable drainage or erosion problems or fails to integrate the site fully and satisfactorily into the overall existing and planned drainage systems serving the village.
- (11) The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to integrate the site's utilities fully and satisfactorily into the overall existing and planned utility systems serving the village.
- (12) The proposed site plan does not provide for required public uses designated on the official map.
- (13) The proposed site plan otherwise adversely affects the public health, safety, or general welfare, or is incompatible with adjacent properties, in specified particulars.
- (14) In the case of site plans submitted for a site included within a Planned Industrial District general development plan approved pursuant to subsection 26-194(j) of the Municipal Code as it existed prior to the effective date of this chapter and deemed under subsection 26-17-6.1 to be an approved final plan pursuant to the provisions of subsection 26-16-13.4(c) of this Code, the proposed site plan does not conform to the approved general development plan as amended pursuant to subsection 26-17-16.1.

Public Correspondence:

As of publication of staff's report, no correspondence regarding the proposed development has been received by members of the public.

Traffic:

The applicant has provided a Traffic Impact Study completed by KLOA, Inc. dated January 7, 2026. Site traffic will access the property via two (2) access points onto Peterson Road. The

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existing Harris Road access will remain. An additional access will be created to align with Franklin Boulevard on the east side of the property.

KLOA has concluded that the proposed use is projected to generate volumes of traffic during the morning and evening peak periods that can largely be accommodated by existing roadway capacity. Turning lanes are proposed within Peterson Road in order to serve the new volume and turning movements.

Civiltech Engineering:

The Village traffic engineering consultant, Civiltech Engineering, has reviewed the applicants' traffic impact study completed by BLA, Inc. and offers comments in the attached Technical Memorandum dated February 6, 2026. The Village's traffic engineering consultant generally concurs with the findings of the applicant's traffic study, however there were a few discrepancies regarding the application of projected data and operational characteristics that will need clarification prior to consideration of the final plat of subdivision.

APPEARANCE REVIEW COMMISSION:

The applicant has been before the Appearance Review Commission on January 19, 2026. Please refer to the attached ARC meeting minutes for this case. The ARC included the following conditions:

1. Any additional items beyond the plans presented shall be brought back to the Appearance Review Commission for review, including but not limited to RTU screening, silos, elevation changes, landscaping, and signage.
2. The monument signage shall be changed to an opaque background with only translucent letters to comply with applicable zoning requirements.
3. The height of the proposed plantings for parking lot screening shall be increased to comply with applicable zoning requirements.
4. Additional landscaping and screening shall be provided for the loading dock court to reduce the line of sight

The applicant will likely need to return to the ARC in the future to finalize certain mechanical screening requirements, final review of storage structures, minor modifications to the landscaping and for approval of any modifications to the proposed signage that may arise.

DEVELOPMENT REVIEW COMMITTEE REVIEW AND REPORT FORMAT:

Staff has completed a review of the petitioner's application and offers review comments formatted in two (2) components as follows:

1. Separate memorandums from the Village's consulting engineers regarding stormwater and traffic lists review comments and recommendations that Staff recommends the petitioner address satisfactorily at a later stage, prior to application for either final plat of subdivision considerations or any site development or building permits for construction (memo denotes stage required) and are not deemed to be required as conditions for the ordinances for the

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Preliminary Plat of Subdivision, Site Plan Permit or requested Zoning Variations. See attached memorandums.

2. The remaining Development Review Committee review comments that are provided in this Development Review Committee staff report are being provided for the Commission's consideration in making recommendations based on the current application.

PLANNING DIVISION COMMENTS:

1. As designs progress, the final location of certain accessory equipment such as storage silos or mechanical units may trigger requirements for additional review by the Appearance Review Commission.
2. Future development of the lots located to the east and west of the proposed building will likely require additional review and approval once plans for utilization of those areas are complete.
3. The applicant is proposing to landbank the portions of the parking lots to the west of the proposed building and to the north of the building. These areas would be graded and covered with turf until such time that they are needed by the operator. Based on materials presented by the applicant, there are 411 employees currently. They work varying hours in staggered shifts depending on their roles. 312 total parking stalls are proposed to be installed upon initial construction. A total of 556 parking stalls could be accommodated if landbanked parking stalls are installed in future.

ENGINEERING DIVISION COMMENTS:

1. **Stormwater Management** – Per the Village's Watershed Development Ordinance (WDO) Enforcement Officer review dated February 18, 2026 prepared by Kimley Horn Associates, there are several items related to stormwater management which should be detailed prior to consideration of Final Plat approval to confirm that the stormwater management elements shown on the plan are sufficiently sized to meet the requirements of the WDO. While these items are explained in more detail within Kimley Horn's letter, they are listed below for reference:
 - a. **Existing Depressional Storage** – Proposed stormwater detention storage must be sized to accommodate existing depressional storage areas in accordance with the WDO.
 - b. **Right-of-way ("ROW") Improvements** - Stormwater detention storage (and stormwater conveyance system) must be designed to account for offsite roadway and path improvements associated with the development.
 - c. **Upstream Tributary Flow Conveyance** - Upstream tributary area runoff must be conveyed through the site appropriately.
 - d. **Discharge Point Conveyance Capacity** - Downstream runoff conveyance infrastructure should be verified to have appropriate capacity to receive discharge from the proposed site (both restricted release and overflows).

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- e. **On-site Conveyance** – Calculations showing appropriate conveyance (both in sewers and emergency overland flow) should be confirmed.
2. **Utility Layout** – It is anticipated that further review and modification of the proposed utility layouts will be required during final engineering review. Such modifications are not anticipated to affect the development's overall site plan. However, any Village approval is conditional upon the Village Engineer's written approval of a final utility layout prior to approval of the Final Plat of Subdivision.
3. **Plat of Subdivision** – Upon review of the submitted documents, it was determined that the Plat of Subdivision requires multiple revisions and/or clarifications. Village approval of the Preliminary Plat of Subdivision would be conditional upon completion of the following items prior to approval of the Final Plat of Subdivision:
 - a. **Harris Road Right-of-way (ROW) Vacation** – While Engineering Division staff supports the concept of vacating the existing public ROW for Harris Road north of Peterson Road, please address the following:
 - i. It will need to be confirmed that all parties with existing utilities within this portion of Harris Road are accommodated within appropriate easements.
 - ii. The Preliminary Plat seems to show a partial vacation of a portion of Midlothian Road ROW at the very north point of the site. The Plat must be revised to preserve all portions of Midlothian Road ROW.
 - iii. Please revise the southern limits of ROW Vacation to eliminate the curved portions of public ROW that used to connect Peterson Road to N Harris Road. It is noted that the private roadway falls outside these curved ROW limits (C1 & C2). If Lake County Division of Transportation (LCDOT) requires this curved area to remain as LCDOT ROW, the Village would defer to LCDOT's jurisdiction.
 - iv. *Previous comment:* A document outlining access and maintenance permissions/requirements should be created regarding Harris Road for use after ROW vacation. This would allow for transfer of such rights or requirements if any adjacent properties are sold to a separate entity. Similar consideration should be given to Lot 2 to ensure shared access/maintenance of the detention system in the event of sale of the primary Lot 1 owner.
 - b. **Existing Easements** - For existing utilities and easements, proper written authorization for the abandonment(s) must be provided from each utility owner or beneficiary of said easement. Should any existing easements or utilities need to remain within the property, the plans would need to demonstrate how these are accommodated by the proposed subdivision layout.
 - c. **Proposed Easements** - For proposed easements, the locations, dimensions, and provisions of all proposed easements shall be in a form deemed acceptable by the Village Engineer. The cross-access easement should be revised to include the new

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private roadway in Outlot B. Proposed easements should be shown on the Engineering Plans for cross-reference.

- d. **Outlot B** – The Engineering Plans show conflicting linework for the western limit of Outlot B. Please revise the Plat and Engineering Plans to match the proposed limits of Outlot B.
4. **Water and Sanitary Sewer Demand** – The Applicant shall provide estimates of water and sanitary sewer demand for the Libertyville development parcels, in order for the Village to review and identify any concerns related to additional demand on these systems. At a minimum, the submittal should include Population Equivalent (PE) calculations and estimated water usage and fire flow requirements. It is recommended that these estimates be conservative and account for the most intensive use(s) that would be likely to occupy the Libertyville parcels.
5. **Traffic** – The Traffic Impact Study shall be revised per the review comments within the Technical Memorandum, prepared by Civiltech Engineering Inc., dated February 6, 2026.
6. It should be noted that the proposed development property is subject to multiple existing agreements (Annexation Agreement, Recapture Agreements, etc.) which involve other jurisdictional agencies, such as Lake County Division of Transportation (LCDOT). The comments within this letter attempt to provide the applicant with useful information and context based on the Village's latest records, but are subject to change pending legal review and correspondence with other jurisdictional agencies.

PLAN COMMISSION MOTIONS:

WHEREFORE, the Plan Commission of the Village of Libertyville, Lake County, Illinois is recommending to the Village President and the Board of Trustees, that this **APPLICATION FOR A PRELIMINARY PLAT OF SUBDIVISION IN ORDER TO CONSTRUCT A NEW INDUSTRIAL BUILDING ALONG WITH OTHER SITE IMPROVEMENTS FOR PROPERTY LOCATED IN AN I-1 LIMITED INDUSTRIAL DISTRICT AND O-2 OFFICE, MANUFACTURING AND DISTRIBUTION PARK DISTRICT** be **APPROVED**, **SUBJECT TO THE FOLLOWING CONDITIONS:**

1. **THAT THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO CONSIDERATION OF APPROVAL OF THE FINAL PLAT OF SUBDIVISION:**
 - A. **THE LOCATION, SIZE, AND DISCHARGE LOCATIONS OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE REVIEWED AND ACCEPTED IN WRITING BY THE VILLAGE ENGINEER.**
 - B. **THE FINAL LAYOUT OF UTILITIES SHALL BE REVIEWED AND ACCEPTED IN WRITING BY VILLAGE ENGINEER.**

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- C. THE PLAT OF SUBDIVISION SHALL BE REVISED TO ADDRESS COMMENTS WITHIN THE DRC REPORT DATED FEBRUARY 19, 2026, AND THE REVISED PLAT SHALL BE SUBMITTED FOR STAFF REVIEW AND APPROVAL.**
 - D. THE APPLICANT MUST PROVIDE PROPER WRITTEN AUTHORIZATION FOR THE ABANDONMENT OF ALL EXISTING EASEMENTS AND UTILITIES WITHIN THE PROPOSED DEVELOPMENT. THE FINAL PLAT OF SUBDIVISION MUST ALSO DEMONSTRATE HOW THE PROPOSED SUBDIVISION LAYOUT ACCOMMODATES ANY EASEMENTS OR UTILITIES THAT WILL NOT BE ABANDONED.**
 - E. THE LOCATIONS, DIMENSIONS, AND PROVISIONS OF ALL PROPOSED EASEMENTS MUST BE REVIEWED IN CONJUNCTION WITH FINAL ENGINEERING PLANS AND ACCEPTED IN WRITING BY THE VILLAGE ENGINEER.**
 - F. THE TRAFFIC STUDY MUST BE REVISED PER THE REVIEW COMMENTS WITHIN THE TECHNICAL MEMORANDUM, PREPARED BY CIVILTECH ENGINEERING INC., DATED FEBRUARY 6, 2026, AND SHALL BE REVIEWED AND ACCEPTED IN WRITING BY VILLAGE ENGINEER.**
 - G. WATER AND SANITARY SEWER DEMAND CALCULATIONS FOR THE PROPOSED SITE SHALL BE REVIEWED AND ACCEPTED IN WRITING BY THE VILLAGE ENGINEER.**
 - H. A DRAFT DECLARATION OF CCRS OR COMPARABLE MECHANISM SHALL BE PROVIDED FOR STAFF REVIEW AND APPROVAL. THE DECLARATION WILL NEED TO INCLUDE PROVISIONS FOR MAINTENANCE RESPONSIBILITIES FOR ALL COMMON AREAS AND SHARED PRIVATE INFRASTRUCTURE.**
 - I. THE DEVELOPER SHALL EXECUTE, OR PROVIDE VERIFICATION OF ITS INTENT TO EXECUTE, A DEVELOPMENT AGREEMENT IN A FORM ACCEPTABLE TO VILLAGE STAFF.**
- 2. THAT THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO VILLAGE EXECUTION OF THE FINAL PLAT OF SUBDIVISION:**
- A. THE FINAL PLAT OF SUBDIVISION SHALL BE APPROVED AND EXECUTED BY THE LAKE COUNTY DIVISION OF TRANSPORTATION (LCDOT).**
- 3. THAT THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF A SITE DEVELOPMENT PERMIT:**
- A. FINAL PLANS SHALL BE REVIEWED AND APPROVED IN WRITING BY THE VILLAGE ENGINEER FOR CONFORMANCE WITH THE LAKE COUNTY**

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WATERSHED DEVELOPMENT ORDINANCE AND OTHER APPLICABLE VILLAGE DESIGN STANDARDS.

- B. SUBMITTAL DOCUMENTS SHALL BE REVISED TO ADDRESS THE COMMENTS WITHIN THE PAIR OF TECHNICAL MEMORANDUMS LABELED “STORMWATER REVIEW” AND “ENGINEERING CODE REVIEW”, BOTH PREPARED BY KIMLEY HORN ASSOCIATES DATED FEBRUARY 18, 2026.**
- C. THE FOLLOWING ITEMS SHALL BE CORRECTED, AMENDED OR PRESENTED TO THE APPEARANCE REVIEW COMMISSION FOR ADDITIONAL REVIEW AS DESCRIBED BELOW:**
- i. ANY ADDITIONAL ITEMS BEYOND THE PLANS PRESENTED SHALL BE BROUGHT BACK TO THE APPEARANCE REVIEW COMMISSION FOR REVIEW, INCLUDING BUT NOT LIMITED TO RTU SCREENING, SILOS, ELEVATION CHANGES, LANDSCAPING, AND SIGNAGE.**
 - ii. THE HEIGHT OF THE PROPOSED PLANTINGS FOR PARKING LOT SCREENING SHALL BE INCREASED TO COMPLY WITH APPLICABLE ZONING REQUIREMENTS.**
 - iii. ADDITIONAL LANDSCAPING AND SCREENING SHALL BE PROVIDED FOR THE LOADING DOCK COURT TO REDUCE THE LINE OF SIGHT**
 - iv. THE MONUMENT SIGNAGE SHALL BE CHANGED TO AN OPAQUE BACKGROUND WITH ONLY TRANSLUCENT LETTERS TO COMPLY WITH APPLICABLE ZONING REQUIREMENTS.**

The vote of the Plan Commission recommending **APPROVAL** was 6 - 0, recorded as follows:

AYES: STEFFE, FLORES, PYTER, RANKIN, SHERMAN, WHEELER

NAYS: NONE

ABSENT: ZYCH

WHEREFORE, the Plan Commission of the Village of Libertyville, Lake County, Illinois is recommending to the Village President and the Board of Trustees, that this **APPLICATION FOR A SITE PLAN PERMIT IN ORDER TO CONSTRUCT A NEW INDUSTRIAL BUILDING ALONG WITH OTHER SITE IMPROVEMENTS FOR PROPERTY LOCATED IN AN I-1 LIMITED INDUSTRIAL DISTRICT AND O-2 OFFICE, MANUFACTURING AND DISTRIBUTION PARK DISTRICT** be **APPROVED**.

The vote of the Plan Commission recommending **APPROVAL** was 7 - 0, recorded as follows:

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AYES: STEFFE, FLORES, PYTER, RANKIN, SHERMAN, WHEELER

NAYS: NONE

ABSENT: ZYCH

Respectfully Submitted, March 3, 2026.

Chair, Plan Commission

Secretary, Plan Commission

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EXHIBIT A

Legal Description of the Property

PARCEL 1:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, EXCEPT LOT 1 IN ROBERT J. MEYER'S ACRE BEING A SUBDIVISION OF PART OF EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 1956 AS DOCUMENT NUMBER 928535, EXCEPT THAT PART GRANTED FOR HIGHWAY PURPOSES BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 768745 AND EXCEPT THAT PART GRANTED FOR HIGHWAY PURPOSES BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 6221896; IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 12 LYING WESTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND WISCONSIN RAILROAD COMPANY, NOW KNOWN AS THE MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILWAY COMPANY, EXCEPT THE NORTH 185 FEET MEASURED PERPENDICULARLY, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4, SAID POINT BEING 1050.7 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE 535.1 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE SOUTH ALONG SAID HALF QUARTER SECTION LINE 460.5 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG SAID SOUTH LINE 272.5 FEET TO THE POINT OF BEGINNING; AND EXCEPT THAT PART GRANTED FOR HIGHWAY PURPOSES BY INSTRUMENT RECORDED AS DOCUMENT 768745, AND FURTHER EXCEPTING THAT PART ACQUIRED FOR ROAD PURPOSES BY THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, IN CONDEMNATION CASE 00 ED 02, ALL IN TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN LAKE COUNTY, ILLINOIS;

FURTHER EXCEPTING FROM PARCELS 1 AND 2 AFORESAID THAT PART OF THE NORTH 1/2 OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE NORTHERLY ALONG THE EAST LINE OF SAID NORTHWEST QUARTER HAVING AN ILLINOIS COORDINATE SYSTEM (EAST ZONE) GRID BEARING OF NORTH 00 DEGREES 39 MINUTES 58 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PETERSON ROAD (A.K.A. COUNTY HIGHWAY 20) AS DEDICATED PER DOCUMENT NO. 768745 AND RECORDED SEPTEMBER 11, 1952, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 10 SECONDS WEST, 660.28

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FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 39 MINUTES 40 SECONDS WEST, 70.00 FEET ALONG SAID WEST LINE; THENCE SOUTH 89 DEGREES 59 MINUTES 10 SECONDS EAST, 103.70 FEET ALONG A LINE 70.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE OF PETERSON ROAD TO A POINT ON A 11546.16 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; THENCE EASTERLY ALONG SAID CURVE 471.18 FEET (THE CHORD BEARS SOUTH 88 DEGREES 49 MINUTES 01 SECONDS EAST, 471.15 FEET) TO A POINT ON A 50.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE 81.17 FEET (THE CHORD BEARS NORTH 45 DEGREES 50 MINUTES 35 SECONDS EAST 72.55 FEET) TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HARRIS ROAD AS DEDICATED PER ORDER OF THE FREMONT TOWNSHIP HIGHWAY COMMISSIONER ON MARCH 28, 1865; THENCE SOUTH 88 DEGREES 39 MINUTES 23 SECONDS EAST, 66.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID HARRIS ROAD, SAID POINT BEING ON A 50.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE 77.95 FEET (THE CHORD BEARS SOUTH 45 DEGREES 19 MINUTES 34 SECONDS EAST, 70.29 FEET) TO A POINT ON A LINE 100.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH 89 DEGREES, 59 MINUTES 10 SECONDS EAST, 91.61 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 86 DEGREES 10 MINUTES 20 SECONDS EAST, 601.36 FEET TO A POINT ON A LINE 60.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 59 MINUTES 10 SECONDS EAST, 200.01 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 00 DEGREES 00 MINUTES 50 SECONDS WEST, 10.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID PETERSON ROAD AS PER DOCUMENT NO. 4586501 RECORDED SEPTEMBER 26, 2000; THENCE NORTH 89 DEGREES 59 MINUTES 10 SECONDS WEST, 940.47 FEET ALONG SAID NORTH RIGHT- OF-WAY LINE TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF HARRIS ROAD; THENCE SOUTH 00 DEGREES 39 MINUTES 58 SECONDS EAST, 10.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF PETERSON ROAD DEDICATED BY SAID DOCUMENT NO. 768745; THENCE NORTH 89 DEGREES 59 MINUTES 10 SECONDS WEST, 33.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

PARCEL 3:

LOT 1 IN ROBERT J. MEYER'S ACRE BEING A SUBDIVISION OF PART OF EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 1956 AS DOCUMENT NO. 928535, IN LAKE COUNTY, ILLINOIS.

CONTAINING 2,832,132 SQUARE FEET (65.017 ACRES) MORE OR LESS.

Address: 30532-30568 N. Harris Road, Libertyville, Illinois 60048
P.I.N.'s 10-12-101-001; 10-12-200-013; 10-12-100-016

EXCERPTS FROM APPEARANCE REVIEW COMMISSION AND PLAN COMMISSION MEETING MINUTES

Excerpt from the Minutes of the January 19, 2026, Appearance Review Commission Meeting

**ARC 26-04 Aston Villa Land Partners, LLC, Property Owner; Bath Concepts, Tenant
30532-30568 N. Harris Road**

Request is for new building facades, landscaping, lighting, and signage

Mr. Jim Brucato, Principal Construction Corp, presented the request for new building facades, landscaping, lighting, and signage. The subject site is bounded by Peterson Road to the south, Midlothian Road to the west, and the railroad to the east. Mr. Brucato introduced his team to the Commission. Mr. Brucato stated that this project is for Bath Concepts Inc.'s new facility. Mr. Brucato noted that this development will be on the portion of the site east of Harris Road and completely within the Village of Libertyville. The facility is organized linearly so that the office is on the southern component. Moving up north on the building is warehousing, light assembly, and finally a full manufacturing facility. Mr. Brucato stated the various professional groups who have worked and will work on designing and managing this project.

Mr. Brucato noted the location of the truck docking area and parking areas. He also indicated locations for retention. Mr. Brucato stated that the tenant is forward-thinking, and it is their goal to design a quality, long lasting building.

Mr. Mike Baumstark, Nelson Worldwide, presented the architectural details of the proposed development. He noted the location of the main employee entrance on the SW corner of the building. He described the glass elements at this entrance. Predominantly, the building will be load-bearing precast with four different colors. He explained that the east side is primarily docks for the trucks.

Commissioner Neuendank asked about the projecting material that extends over the storefront. Mr. Baumstark stated this would be a type of manufactured metal material. Mr. Brucato stated that they are trying to avoid color fading.

Mr. Baumstark stated that they have not yet shown all their signage. He stated that the ground sign meets the signage code and stated that it has a translucent panel. He stated that the two trash enclosures will be screened with a material that matches the building and extends above the containers.

Commissioner Neuendank asked if the boiler room is shown on the elevations. Mr. Baumstark stated that it is not, but it will be constructed out of the same precast concrete.

Chair Pro-tem Kollman asked how many levels are in this building. Mr. Baumstark stated that the office is two stories, but the rest of the building is one story.

Mr. Danny O'Brian, Teska Associates, presented the landscape plans. He stated that the facility will have perimeter foundation plantings and landscaped parking lot areas. In front will be the southern perimeter planting area to serve as a buffer along Peterson. The parkway coming up will

have landscaping. The stormwater areas to the north and the south will also have landscaping. The north side of the landscape is primarily designed for stormwater retention. The western landscape buffer will have a variety of evergreen and ornamental plantings. There is also some landscaping in the northern portion of the site. He stated that the area designated for land banking will be designed as lawn area for now until future landscaping plans are designed.

Mr. O'Brien explained that they designed the landscaping to play off the patterning and size of the architecture. He showed that there is a landscaped terrace for employees and landscaping for the monument sign. Mr. O'Brien presented renderings to showcase the screening of the truck court. He also explained how they will address the comments about additional screening in this area.

Chair Pro-tem Kollman asked what the plan is for the agricultural area to the west of Harris Road. Mr. O'Brien stated that it will be mass graded and prepared for future development but planted with crops in the meantime. Mr. Brucato stated that it is likely that the lot to the SE of the building would be developed next. The site needs to be graded to the west to balance the site.

Chair Pro-tem Kollman asked about the trees that will be removed within this area of the site to the west of Harris Road. Mr. Brucato stated that since this area will be graded, the trees cannot be saved.

Chair Pro-tem Kollman asked what the depth of the stormwater detention ponds will be. Mr. O'Brien stated they are approximately 6 to 7 feet in depth. He clarified that these are normal detention ponds.

Commissioner Flader asked if there is any rail access to the site. It was stated that there is not.

Chair Pro-tem Kollman asked what the waste management plan is. Mr. Brucato stated that much of the waste is recycled, and other waste is minimized. The tenant has a grinder on-site. The tenant resells a lot of material which is warehoused within the facility and shipped by truck.

Chair Pro-tem Kollman stated that the Commission should go through the staff comments.

Mr. Brucato discussed the staff comment regarding the rooftop screening. He stated that the units will likely have screening attached to the units, similarly to the Pharma Logistics property. He stated that the details have not yet been provided.

Mr. Wil Richardson, Planner, asked when these details may be provided. Mr. Brucato stated that a timeline is not certain yet, but they can provide examples. Commissioner Neuendank stated that the applicant will likely need to come back for screening, which has not been shown. He suggested that the applicant figure out their design process first and then figure out what the screening elements are and present those afterwards.

Ms. Heather Rowe, Director of Community Development, asked about the potential height of the screening. Mr. Brucato stated that this is very dependent on the type of system they choose.

Mr. Brucato discussed the staff comment regarding a signage discrepancy. Mr. Richardson stated that it appears this was a rendering issue which a member of the team had clarified to staff.

Mr. Brucato discussed the staff comment regarding the illumination of the monument sign. Mr. Baumstark stated that the ground sign will have a panel that is translucent. Chair Pro-tem Kollman asked if only the letters will be illuminated. The applicant confirmed. Ms. Rowe asked if there will be a material to ensure the background is not illuminated. Mr. Tony Repp, Deputy Director of Community Development, stated how this could be done. Mr. Baumstark stated that they will reverse the colors to have a dark background and white letters. Mr. Baumstark stated he will revise the signage plan because it currently states that the lower two panels would also be illuminated.

Mr. Richardson stated the proposed wall sign is a variation that has been requested by the applicant to increase the maximum permitted sign area. He noted that the Village has approved similar variations due to the size of the buildings.

Mr. Brucato discussed the comment regarding the parking lot landscaping height. Mr. Danny O'Brian stated that they will revise the landscape planting heights to be compliant with the Zoning Code. He asked if deciduous shrubs could be used alongside the parking lot because of salt concerns. Mr. Richardson asked that they update the landscape schedule.

Ms. Rowe clarified that the Commission could discuss the scale of the proposed signage. The Commission did not have an issue with the signage's scale.

Mr. Richardson explained that the next comment is a variation to reduce the amount of parking lot screening, which the Commission could discuss. Mr. Danny O'Brian stated that they are requesting a variation because any new development on the southeast corner of the development would interfere with these plantings and they would prefer to create a landscape plan for the future development instead. The other variation is regarding the eastern portion of the truck court. They would like to utilize the existing landscape buffer next to the rail. Ms. Rowe asked if this hedge next to the rail is within the management of the subject property. The applicant stated that it is not. Ms. Rowe stated that this area of landscaping could potentially be removed then by the other property owner. Mr. O'Brian stated that there are also utilities that they would like to not interfere with.

Mr. Brucato stated they are requesting a variation to the height of the building for the entry feature. Commissioner Neuendank stated that he is in favor of the entry feature height.

Commissioner Enochs stated that he is very supportive of this project and that it is well designed.

Mr. Richardson explained the first staff comment on the tree preservation plan. Mr. O'Brian stated they did a full tree inventory of this area and stated that the trees were not of good quality and therefore not preserved.

Mr. Richardson asked if any ground-mounted mechanical equipment is proposed. Mr. Brucato stated that there is a potential for silos. The applicant indicated the location of these silos. Mr. Richardson stated these silos should go back to the ARC with the RTU units. Mr. Richardson asked if any equipment is exposed from the boiler room and recommended that a drawing be provided. Mr. Brucato stated that it is just a room.

Mr. Richardson brought forward the next staff comment regarding the area designated for land banked parking spaces. Mr. O'Brian stated that it will be prepared as lawn area until it is determined if the additional parking spaces are needed. The rest of the landscaping would then be installed.

Mr. Richardson stated that a final landscape plan should be prepared that shows the species on the plans instead of an illustrative plan. The applicant confirmed they will do this.

Mr. Richardson explained the last staff comment which asked for additional screening to the truck court. Mr. O'Brian stated that they would like to reorganize the quantity and location of the plants as shown to improve the line of sight screening to the truck court. Mr. O'Brian clarified that they would not like to add more landscaping between the two parcels to prevent redundancy when a new development is proposed.

Commissioner Neuendank expressed his opinion that a sufficient amount of landscaping has been provided along Peterson Road. Chair Pro-tem Kollman stated that he thinks a little more landscaping and screening could be introduced for the line of sight. He stated that the applicant should be careful not to cause a visibility issue.

Mr. Brucato asked if there is a fencing component along the southeastern portion of the site. He asked if this component helps with the line of sight to the truck court while driving down Peterson Road. Mr. O'Brian stated that a berm would not be possible. Mr. Brucato stated they will explore options for screening.

Chair Pro-tem Kollman asked if the Commission had any more questions. Chair Pro-tem Kollman asked if there was any public comment.

Commissioner Neuendank made a motion, seconded by Commissioner Enochs, to recommend the Plan Commission and Zoning Board of Appeals approve the application for new building facades, landscaping, signage and lighting at 30532-30568 N. Harris Road with the following conditions: 1) Any additional items beyond the plans presented shall be brought back to the Appearance Review Commission for review, including but not limited to RTU screening, silos, elevation changes, landscaping, and signage. 2) The monument signage shall be changed to an opaque background with only translucent letters to comply with applicable zoning requirements. 3) The height of the proposed plantings for parking lot screening shall be increased to comply with applicable zoning requirements. 4) Additional landscaping and screening shall be provided for the loading dock court to reduce the line of sight.

Motion carried 6 - 0.

Excerpt from the Draft Minutes of the February 23, 2026, Plan Commission Meeting

**PC 26-03 Aston Villa Land Partners LLC, Applicant
30532-30568 N. Harris Road**

Request is for a Preliminary Plat of Subdivision 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.

**PC 26-04 Aston Villa Land Partners LLC, Applicant
30532-30568 N. Harris Road**

Request is for a Site Plan Permit 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.

Chairman Steffe asked the petitioner and anyone in the public to stand, and everyone was sworn in together. Chairman Steffe asked for a summary from staff.

Ms. Heather Rowe, Director of Community Development, introduced the proposals and gave a background of the project. Ms. Rowe presented the review process and next steps. Ms. Rowe reviewed the site and zoning for the parcels. Ms. Rowe showed the façade renderings, proposed signage, and landscape plan. Ms. Rowe gave reminders to the public about the speaking rules. Ms. Rowe introduced staff present to answer questions if needed.

Chairman Steffe called up the petitioner to present.

Mr. Jim Brucato, 201 E Ellis Ave, President and owner with Principle Construction, introduced Mr. Scott Rosenbach.

Mr. Scott Rosenbach, 3307 Old McHenry Rd, Long Grove, owner of Bath Concepts, gave a background on the business. Mr. Rosenbach indicated they have outgrown their current building in Libertyville and are continuing to grow. Mr. Rosenbach said they are looking forward to this project.

Mr. Brucato introduced Mr. Dan Joyce, Chief Operating Officer with Bath Concepts, Darren Dehmlow and Jim Greco with Principle Construction, Jared Placek with ATWELL, formerly Manhard Consulting, traffic study consultant with KLOA Luay Aboona, Mike Baumstar with Nelson Worldwide, previously Cornerstone Architects, landscape designers Teska Associates, Danny O'Brien, and entitlement counsel Brendan Penny with MPS Law. Mr. Brucato indicated that they were tasked with consolidating Bath Concept's three Libertyville locations into one. Mr. Brucato gave a background on Bath Concepts. Mr. Brucato indicated Bath Concepts purchased 82 acres of Meyer Farm. Mr. Brucato explained they will be working on the 65 acres residing in Libertyville as Phase I. Mr. Brucato noted they would not be working on the Grayslake acres. Mr. Brucato discussed stormwater detention throughout the site for the 65 acres. Mr. Brucato mentioned the stormwater detention will be designed to handle the entire 82 acres for future development. Mr. Brucato pointed out where the trucking operations, office areas, parking for the

office, warehousing, and production areas would be located in the building. Mr. Brucato pointed out future parking areas and docks. Mr. Brucato indicated where the ingress would be to the site off of Peterson Road. Mr. Brucato said they will be maintaining the Harris Road curb cut. Mr. Brucato discussed that the building would be design to be used today as well as for planned growth in the future. Mr. Brucato asked Mr. Luay Aboona to come up.

Mr. Luay Aboona, 9575 W Higgins Rd, Suite 400, Rosemont, Principal with KLOA Inc, indicated they prepared the traffic study and analyzed the nearby intersections to determine the current conditions. Mr. Aboona said the analysis showed the area was adequate to handle the increase in traffic from the proposed development as well as other developments proposed for the area. Mr. Aboona described the points of ingress and egress off of Harris Rd and Peterson Rd. Mr. Aboona reported that the second access drive would provide a new left turn lane in accordance with the Lake County DOT requirements. Mr. Aboona indicated the site would operate with stop signs for traffic control. Mr. Aboona reviewed the traffic study information presented.

Mr. Brucato presented photos of the building elevations. Mr. Brucato indicated the facility was very large. Mr. Brucato pointed to the main entrance details and architecture of the proposed office wing area. Mr. Brucato emphasized the goal of breaking up the scale of the building with architectural elements, plane differences, material changes, and different colors. Mr. Brucato said it would be a load bearing insulated precast building. Mr. Brucato reinforced that the element on the south façade would be an insulated metal panel that would be fade resistant.

Mr. Brucato discussed signage. Mr. Brucato said that they made changes per comments from the Appearance Review Commission. Mr. Brucato turned it over to Teska to speak to the proposed landscaping.

Mr. Danny O'Brian, 627 Grove St, Evanston, Principal Landscape Architect with Teska Associates, discussed the landscaping around the building. Mr. O'Brian indicated the seasonal landscaping would highlight the architecture of the building. Mr. O'Brian pointed to various storm water areas with appropriate seed blends proposed. Mr. O'Brian discussed screening with trees on the west (left) side of the building. Mr. O'Brian indicated the visitor access would have robust landscape plantings along the foundation. Mr. O'Brian noted the proposed three level landscape buffer along the road to screen the dock areas. Mr. O'Brian mentioned working with the ARC to address screening requirements. Mr. O'Brian concluded the presentation by opening the floor to comments and questions.

Mr. Barry Kahn, 1832 Torrey Pkwy, voiced concerns regarding the volume of traffic on Route 137 as it related to this proposed development in addition to another proposed development by Pulte near Torrey Parkway. Mr. Kahn asked how the traffic on Route 137 would be affected by adding this proposed development to the area.

Chairman Steffe asked the petitioner to address the employee traffic and truck traffic questions.

Mr. Aboona addressed the questions on traffic. Mr. Aboona indicated the traffic study was conservative. Mr. Aboona indicated that the employee shifts did not coincide with the peak hours of current traffic. Mr. Aboona said the study showed 73 total trips in and out in the morning and 85 total trips in and out in the evening. Mr. Aboona said of those trips, the truck traffic will be 12

trucks in the morning and 12 trucks in the evening. Mr. Aboona indicated the facility will have much less impact on the roadway system.

Mr. Brucato highlighted that the three buildings that Bath Concepts were currently using were in the same area and would be along the same roadways they're currently using.

Mr. Charlie Meyer, 1700 Franklin Blvd, indicated this proposed development would be a great investment addition to the Village. Mr. Meyer made a comment on the overall building height variation request. Mr. Meyer voiced that future developments should be taken under the same consideration with regard to the building height in the proposed variation request. Mr. Meyer spoke to the variation request regarding the parking lot setback requirements and indicated future developments in the area should be under the same requirements.

Chairman Steffe opened up to the Commissioners for comments.

Commissioner Pyter voiced concerns on downstream traffic and safety. Commissioner Pyter indicated the businesses and residents only have one access point where Peterson Rd is used. Commissioner Pyter noted that U-turns were very dangerous. Commissioner Pyter brought up the proposed Greenway Chase development and indicated that it was nearly approved.

Ms. Rowe said that Greenway Chase has had a recommendation for approval by the Village Board but that they had not approved the ordinance yet. Ms. Rowe said it was on the agenda for the following day.

Commissioner Pyter indicated additional traffic would exacerbate the safety concerns. Commissioner Pyter asked questions regarding the traffic study to get a better understanding.

Mr. Aboona explained the letters and numbers on the traffic study and what they each meant. Mr. Aboona indicated the traffic volumes are key parts of the data calculations. Mr. Aboona noted that this analysis is standard.

Commissioner Pyter and Mr. Aboona discussed specific details of the traffic study back and forth. Mr. Aboona clarified details of the flow of traffic eastbound on Peterson past US Route 45 toward Libertyville for Commissioner Pyter. Mr. Aboona indicated the consultant agreed that the traffic study is conservative and that revisions will not change the outcome of the traffic study.

Mr. Brian DeSalle, Civiltech, indicated that they agreed there would not be a big difference in the traffic compared to the results of the traffic study even with revisions.

Commissioner Pyter asked specifically about truck traffic.

Mr. Aboona emphasized the traffic study was conservatively high based on industry standards. Mr. Aboona indicated it will be a low impact generator and low impact user using the proposed building.

Commissioner Pyter asked about the number of trailer spaces and loading docks and future expansion of the building.

Mr. Aboona indicated the study was based on the building having full capacity.

Ms. Rowe clarified the numbers on the traffic study that were being discussed.

Mr. Aboona and Commissioner Pyter continued discussing specifics of the traffic study. Mr. Aboona indicated about 25% of the trucks would be going east on Peterson Rd.

Commissioner Pyter asked about Lake County Department of Transportation details.

Mr. Aboona indicated they would meet Lake County's requirements. Mr. Aboona noted that Lake County is in general agreement with the whole proposal.

Commissioner Pyter voiced appreciation about the relationship the petitioner has had with the Village in the past. Commissioner Pyter requested they take into consideration the concerns of the residents and businesses down the road. Commissioner Pyter indicated he is in favor of the project.

Commissioner Rankin voiced concerns regarding the future plans with regard to stormwater management and the future development of the lot to the east.

Mr. Jared Placek, 1 Overlook Point, Lincolnshire, indicated the open areas would be mass graded and developed in the future as impervious areas. Mr. Placek explained, in regard to stormwater detention, they would be adequately sized to meet the requirements as if the whole site was built out. Mr. Placek indicated there were no concerns for stormwater detention.

Commissioner Rankin clarified the answer that the stormwater detention would be oversized to accommodate future developments on the entire site. Commissioner Rankin asked to have the four basins pointed out on the proposed plan.

Mr. Placek pointed out the basin Commissioner Rankin didn't see right away along Peterson Road. Mr. Placek said the natural patterns of drainage will be maintained in a clockwise direction.

Commissioner Rankin asked whether the stormwater would stay on site or if it would be discharged into the stormwater system on Peterson.

Mr. Placek indicated the stormwater will drain off site and would comply with the code requiring stormwater to meet or be less than the existing drainage release as it stands currently.

Commissioner Rankin asked staff about the portion of the property that is Grayslake draining into Libertyville's storm sewers.

Ms. Rowe deferred to Mr. Harrison Meyer, Senior Project Engineer.

Mr. Meyer indicated the drainage would continue in the natural pattern flow as they do currently. Mr. Meyer said the site flows southeast currently. Mr. Meyer indicated that the upstream tributary flow didn't need to be detained on the site but would need to drain through the parcel. Mr. Meyer noted no agreement would be needed at this time.

Commissioner Rankin brought up concerns about underground utilities along the railroad tracks and the location of the detention basins.

Mr. Placek said the basins would not under any existing utilities. Mr. Placek noted the detention discharges in the same way the existing conditions today do. Mr. Placek indicated they would be happy to work with municipal staff and consultants regarding any discharge concerns.

Commissioner Rankin asked a question regarding the variances to the parking lot setbacks along Peterson Rd.

Mr. Mike Baumstar, 115 Lake St, Libertyville, addressed the parking variance question. Mr. Baumstar indicated the variance would only be for the length of about 10 cars and is only for a small corner of the parking lot.

Commissioner Rankin clarified the landscaping variance was for the truck parking. Commissioner Rankin indicated it looked like a nice project. Commissioner Rankin had no further questions.

Commissioner Sherman had no questions.

Commissioner Flores indicated none of the variations were deal breakers, and they all made sense. Commissioner Flores voiced her opinion that it was a great looking project.

Commissioner Wheeler asked more questions on the variations and why they couldn't conform within the code as outlined with each variation request.

Mr. Brendan Penny, 1450 American Ln, Schaumburg, attorney with MPS Law, noted there were full written responses submitted for each variation request. Mr. Penny noted the challenge was to accommodate future development, paving, and stormwater management. Mr. Penny also mentioned landscaping improvements that were not only attractive, but also adequate screening for Peterson Road. Mr. Penny said because of the design of the site and taking into account Bath Concepts wanted to ensure they had the ability to expand so they could stay in Libertyville. Mr. Penny indicated all these things were taken into account with the proposal.

Commissioner Wheeler asked if the building height variation had to do with volumetrics.

Mr. Brucato discussed the height variance. Mr. Brucato said the area of the variance had to do with the volumetrics size of the building and identifying the main entrance. Mr. Brucato indicated this variance was directly necessary to operations, aesthetics, and organization of the building appearance.

Commissioner Wheeler asked if the future development's proposed buildings would be included in the building height variation request.

Mr. Brucato indicated that the other proposed buildings don't anticipate needing the same variations.

Ms. Heather Rowe pointed out the site to the west was a separate zoning district that wouldn't require the variation for building height.

Commissioner Wheeler was curious about why they applied for so many variations instead of re-zoning.

Ms. Rowe said the opportunity was there, but they were looking to minimize the number of request. Ms. Rowe then deferred to their attorney.

Mr. Penny said based on future conditions and potential fit of the overall development, it was determined that it would be more appropriate to leave the zoning as is.

Commissioner Wheeler asked about the sign variations.

Mr. Penny indicated they wanted appropriate visibility and that the signage aligned with the overall size of the site and buildings. Mr. Penny mentioned that the proposal is consistent with other industrial buildings in the Village. Mr. Penny highlighted flexibility with the signage requests.

Commissioner Wheeler asked about curb cuts and access roads needed for future developments. Mr. Penny said that had not yet been discussed.

Commissioner Wheeler said he thought this was wonderful for the Village and was glad the business wanted to stay in Libertyville.

Chairman Steffe said all his questions had been answered. Chairman Steffe indicated this was a great story of a business wanting to stay in Libertyville. Chairman Steffe asked if the petitioner would like to take this to a vote.

Mr. Brucato said yes they would.

In the matter of PC 26-03, Commissioner Wheeler moved, seconded by Commissioner Rankin to recommend the Village Board of Trustees approve a Preliminary Plat of Subdivision 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, subject to the following conditions:

- 1. That the following conditions shall be met prior to consideration of approval of the Final Plat of Subdivision:*
 - A. The location, size, and discharge locations of all stormwater management features shall be reviewed and accepted in writing by the Village Engineer.*
 - B. The final layout of utilities shall be reviewed and accepted in writing by Village Engineer.*
 - C. The plat of subdivision shall be revised to address comments within the DRC Report dated February 19, 2026, and the revised plat shall be submitted for staff review and approval.*
 - D. The Applicant must provide proper written authorization for the abandonment of all existing easements and utilities within the Proposed Development. The Final Plat of*

- Subdivision must also demonstrate how the proposed subdivision layout accommodates any easements or utilities that will not be abandoned.*
- E. The locations, dimensions, and provisions of all proposed easements must be reviewed in conjunction with final engineering plans and accepted in writing by the Village Engineer.*
 - F. The Traffic Study must be revised per the review comments within the Technical Memorandum, prepared by Civiltech Engineering Inc., dated February 6, 2026, and shall be reviewed and accepted in writing by Village Engineer.*
 - G. Water and sanitary sewer demand calculations for the proposed site shall be reviewed and accepted in writing by the Village Engineer.*
 - H. A draft Declaration of CCRs or comparable mechanism shall be provided for staff review and approval. The Declaration will need to include provisions for maintenance responsibilities for all common areas and shared private infrastructure.*
 - I. The Developer shall execute, or provide verification of its intent to execute, a Development Agreement in a form acceptable to Village staff.*
- 2. That the following conditions shall be met prior to Village execution of the Final Plat of Subdivision:*
 - A. The Final Plat of Subdivision shall be approved and executed by the Lake County Division of Transportation (LCDOT).*
 - 3. That the following conditions shall be met prior to issuance of a Site Development Permit:*
 - A. Final plans shall be reviewed and approved in writing by the Village Engineer for conformance with the Lake County Watershed Development Ordinance and other applicable Village design standards.*
 - B. Submittal documents shall be revised to address the comments within the pair of technical memorandums labeled “Stormwater Review” and “Engineering Code Review”, both prepared by Kimley Horn Associates dated February 18, 2026.*
 - C. The following items shall be corrected, amended or presented to the Appearance Review Commission for additional review as described below:*
 - i. Any additional items beyond the plans presented shall be brought back to the Appearance Review Commission for review, including but not limited to RTU screening, silos, elevation changes, landscaping, and signage.*
 - ii. The height of the proposed plantings for parking lot screening shall be increased to comply with applicable zoning requirements.*
 - iii. Additional landscaping and screening shall be provided for the loading dock court to reduce the line of sight*
 - iv. The monument signage shall be changed to an opaque background with only translucent letters to comply with applicable zoning requirements.*

Motion carried 6 - 0.

Ayes: Steffe, Flores, Pyter, Rankin, Sherman, Wheeler
Nays: None
Absent: Zych

In the matter of PC 26-04, Commissioner Wheeler moved, seconded by Commissioner Rankin to recommend the Village Board of Trustees approve a Site Plan Permit 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, in accordance with the plans submitted.

Motion carried 6 - 0.

Ayes: Steffe, Flores, Pyter, Rankin, Sherman, Wheeler
Nays: None
Absent: Zych

ATTACHMENT

PLAN SET CAN BE VIEWED AT:

https://www.libertyville.com/DocumentCenter/View/25209/PC-2603-04_ZBA-2602-08_30532-N-Harris-Road_combined



VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date: March 10, 2026

Agenda Item: **REPORT OF THE ZONING BOARD OF APPEALS**
ZBA 26-02, Variation of Building Height
ZBA 26-03, Variation of Parking Lot Setback
ZBA 26-04, Variation for Perimeter Landscaped Open Space
ZBA 26-05, Variation for Permitted Sign Area
ZBA 26-06, Variation for Number of Ground Signs
ZBA 26-07, Variation of Interior Landscape Requirement
ZBA 26-08, Variation for Parking Lot Screening
Aston Villa Land Partners LLC, Applicant
30532-30568 N. Harris Road

Staff Recommendation to Zoning Board of Appeals: Approve variations for building height, parking lot setback, perimeter landscaped open space, permitted sign area, number of ground signs, interior landscape requirement, and parking lot screening

ZBA Recommendation: Approval of Report. Upon approval, an ordinance will be drafted for Village Board action

Staff Contact: Heather J. Rowe, Director of Community Development

Background: In addition to the requests by Ashton Villa Land Partners LLC for a preliminary plat of subdivision and site plan permit for which the Plan Commission offered a positive recommendation, the applicant is requesting the following variations to construct the approximately 600,000 square foot industrial building for Bath Concepts' new facility:

- 1) Variation to increase the maximum building height from 45 feet to 51.0 feet for the principal building for a new industrial building in an I-1 Limited Industrial District;
- 2) Variation to reduce the required parking lot setback along Peterson Road from 50 feet to 41 feet for a new industrial building in an I-1 Limited Industrial District;
- 3) Variation to reduce the Perimeter Landscaped Open Space requirements to allow omission of certain open space and screening elements along the eastern lot line for a new industrial building in an I-1 Limited Industrial District;
- 4) Variation to increase the maximum permitted sign area from 32.0 square feet to an overall area of 128.0 square feet for a wall sign for a new industrial building in an I-1 Limited Industrial District;
- 5) Variation to increase the maximum permitted number of ground signs from one (1) to two (2) for a new industrial building in an I-1 Limited Industrial District;

Village Board Agenda Supplement

Page 2 of 2

- 6) Variation to reduce the interior landscape requirement for a truck staging lot from 10% to 0% for a new industrial building in an I-1 Limited Industrial District; and
- 7) Variation to omit the parking lot screening requirements for a new industrial building for property located in an I-1 Limited Industrial District.

At the February 23, 2026 meeting, members of the Zoning Board of Appeals concurred with the requests. Motions to recommend Village Board of Trustees approval passed with votes of 6 – 0.

If the Board approves the Report of the Zoning Board of Appeals, an ordinance will be prepared for the next Board meeting.

Attachments:

1. ZBA Report
2. Minute Excerpts from the Appearance Review Commission Meeting
3. Minutes Excerpts from the Zoning Board of Appeals Meeting

REPORT OF THE ZONING BOARD OF APPEALS

REPORT ON: ZBA 26-02, ZBA 26-03, ZBA 26-04, ZBA 26-05, ZBA 26-06,
ZBA 26-07, and ZBA 26-08
Aston Villa Land Partners LLC

TO THE VILLAGE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

Pursuant to the **APPLICATION** of **ASTON VILLA LAND PARTNERS LLC**, being the **OWNER** of real estate located at **30532-30568 N. HARRIS ROAD**, the **ZONING BOARD OF APPEALS** of the Village of Libertyville held a **PUBLIC HEARING** to consider the **APPLICATION FOR VARIATIONS TO: 1) INCREASE THE MAXIMUM BUILDING HEIGHT FROM 45 FEET TO 51.0 FEET FOR THE PRINCIPAL BUILDING; 2) REDUCE THE REQUIRED PARKING LOT SETBACK ALONG PETERSON ROAD FROM 50 FEET TO 41 FEET; 3) REDUCE THE PERIMETER LANDSCAPE OPEN SPACE REQUIREMENTS TO ALLOW OMISSION OF CERTAIN OPEN SPACE AND SCREENING ELEMENTS ALONG THE EASTERN LOT LINE; 4) INCREASE THE MAXIMUM PERMITTED SIGN AREA FROM 32.0 SQUARE FEET TO AN OVERALL AREA OF 128.0 SQUARE FEET FOR A WALL SIGN; 5) INCREASE THE MAXIMUM PERMITTED NUMBER OF GROUND SIGNS FROM ONE (1) TO TWO (2); 6) REDUCE THE INTERIOR LANDSCAPE REQUIREMENT FOR A TRUCK STAGING LOT FROM 10% TO 0%; AND 7) OMIT THE PARKING LOT SCREENING REQUIREMENTS FOR A NEW INDUSTRIAL BUILDING FOR PROPERTY LOCATED IN AN I-1 LIMITED INDUSTRIAL DISTRICT, CHAPTER 26, SECTIONS 7-2.5, 13-2, 11-14, AND 13-3**, according to the provisions cited in the Libertyville Municipal Code as amended, with the aforesaid real estate being described in Exhibit A, attached.

The aforesaid **PUBLIC HEARING** was duly advertised on **FEBRUARY 6, 2026**, and held on **FEBRUARY 23, 2026**, at **7:00 P.M.**, in the Village Hall, 118 West Cook Avenue, Libertyville, Illinois. Written notice was served by certified mail, return receipt requested to all property owners within 250 feet of the site.

At the **PUBLIC HEARING** the applicant and witnesses were duly sworn and questioned by the Zoning Board of Appeals. No objectors appeared at the hearing and no written objections to the proposed variation have been filed.

From the evidence and testimony submitted, the Zoning Board of Appeals of the Village of Libertyville hereby find the following:

Background:

The petitioner, Aston Villa Land Partners LLC, is requesting various development approvals including a preliminary plat of subdivision, site plan permit and zoning variations in order to create a new subdivision and construct an approximately 600,000 square foot industrial building. The future user would be Bath Concepts. Bath Concepts currently houses their corporate offices,

Report of the Zoning Board of Appeals

ZBA 26-02, ZBA 26-03, ZBA 26-04, ZBA 26-05, ZBA 26-06, ZBA 26-07, and ZBA 26-08

inventory, manufacturing and distribution facilities in several locations across Libertyville. The proposed building would consolidate these various locations into one facility.

The subject property is a large area bisected by N. Harris Road. The subject property had been utilized as agricultural area. It is currently improved with a residence and various agricultural buildings. Portions of the site to the west are located within the corporate boundaries of the Village of Grayslake and are not subject to Village of Libertyville review.

The Village's Comprehensive Plan calls for these parcels to be utilized for Industrial/Research and Development uses including general industrial manufacturing and warehousing.

REFERENCE EXCERPTS FROM DEVELOPMENT COMMITTEE MEMO TO PC:

Project Description: Zoning Variations

The applicant has requested seven (7) zoning variations, as summarized below:

- **Building Height:** Applicant is requesting a variation to allow an overall building height of 51.0 feet instead of the permitted maximum building height of 45.0 feet in the I-1 zoning district. For reference, the maximum building height in the O-2 zoning district is up to 75.0 feet (with certain setback requirements). The western portion of the applicant's property proposed for subdivision is currently zoned O-2; the applicant has not indicated any intention to request a rezoning at this time. Similarly developed properties across Peterson Road are also zoned O-2, allowing the greater height permissions ([zoning map link](#)).
- **Parking Lot Setback from Peterson Road:** Applicant is requesting a variation to allow portions of the parking lot located south of the proposed building to be constructed at a setback of 41.0 feet, instead of the required setback of 50.0 feet from Peterson Road. This reduction does not extend across the entire site. While the narrowest point is at 41.0, the setback widens significantly to a point of over 80 feet to the eastern segment of the lot.
- **Perimeter Landscape Open Space Requirements along Eastern Lot Line:** The applicant is requesting a variation to allow omission of certain open space and screening elements along the eastern lot line which is adjacent to existing railroad right-of-way and currently features trees, shrubs and other natural landscaping within the railroad right-of-way. Typically, properties are required to have consistent open space and screening materials within all areas along property lines.
- **Gross Sign Area:** The applicant is requesting a zoning variation to allow the proposed wall sign to feature an overall area of 128.0 square feet instead of the maximum area of 32.0 square feet as allowed by Code. The Appearance Review Commission did not offer any objection to the area of the sign during their review of the project. For reference, the wall sign at Pharma Logistics at W. Peterson and Butterfield Roads received a variation to allow

Report of the Zoning Board of Appeals

ZBA 26-02, ZBA 26-03, ZBA 26-04, ZBA 26-05, ZBA 26-06, ZBA 26-07, and ZBA 26-08

an area of 271.65 square feet. At the time of request, a similar case was made relative to the signs appropriateness relative to the scale of the structure.

- Number of Ground Signs: The applicant is requesting a variation to allow for the installation of two (2) ground signs where only one (1) ground sign would typically be allowed for the property. The signs are positioned at a location to offer direction at the access drive and private roadway entrances which are spaced over 1,000 feet apart.
- Truck Lot Landscape Screening: The applicant is requesting a variation to omit the landscape screening from the east side of the truck parking and storage lot located east of the proposed building.
- Truck Lot Interior Landscape Requirements: The applicant is requesting a variation to omit all interior landscaping for the truck lot located east of the proposed building. The Zoning Code requires 10% of the interior area of any parking lot be dedicated to landscaping, such as landscape islands or landscape rows. The other parking lots proposed elsewhere onsite are compliant with this requirement.

Public Correspondence:

As of publication of staff’s report, no correspondence regarding the proposed development has been received by members of the public.

Standards for Variation:

The applicant responded to the standards listed in Section 16-8.7 of the Zoning Code, indicating that the requested variations do satisfy each of the standards noted. The applicant provided a response to standards included as Exhibit “B”.

ZONING BOARD OF APPEALS MOTION:

WHEREFORE, the Zoning Board of Appeals of the Village of Libertyville, Lake County, Illinois is recommending to the Village President and the Board of Trustees, that this **APPLICATION FOR A VARIATION TO INCREASE THE MAXIMUM BUILDING HEIGHT FROM 45 FEET TO 51.0 FEET FOR THE PRINCIPAL BUILDING FOR A NEW INDUSTRIAL BUILDING FOR PROPERTY LOCATED IN AN I-1 LIMITED INDUSTRIAL DISTRICT** be **APPROVED**.

The vote of the Zoning Board of Appeals recommending **APPROVAL** was 6 - 0, recorded as follows:

AYES: WHEELER, FLORES, OAKLEY, PYTER, RANKIN, STEFFE

NAYS: NONE

ABSENT: ZYCH

Report of the Zoning Board of Appeals

ZBA 26-02, ZBA 26-03, ZBA 26-04, ZBA 26-05, ZBA 26-06, ZBA 26-07, and ZBA 26-08

WHEREFORE, the Zoning Board of Appeals of the Village of Libertyville, Lake County, Illinois is recommending to the Village President and the Board of Trustees, that this **APPLICATION FOR A VARIATION TO REDUCE THE REQUIRED PARKING LOT SETBACK ALONG PETERSON ROAD FROM 50 FEET TO 41 FEET FOR A NEW INDUSTRIAL BUILDING FOR PROPERTY LOCATED IN AN I-1 LIMITED INDUSTRIAL DISTRICT** be **APPROVED**.

The vote of the Zoning Board of Appeals recommending **APPROVAL** was 6 - 0, recorded as follows:

AYES: WHEELER, FLORES, OAKLEY, PYTER, RANKIN, STEFFE

NAYS: NONE

ABSENT: ZYCH

WHEREFORE, the Zoning Board of Appeals of the Village of Libertyville, Lake County, Illinois is recommending to the Village President and the Board of Trustees, that this **APPLICATION FOR A VARIATION TO REDUCE THE PERIMETER LANDSCAPE OPEN SPACE REQUIREMENTS TO ALLOW OMISSION OF CERTAIN OPEN SPACE AND SCREENING ELEMENTS ALONG THE EASTERN LOT LINE FOR A NEW INDUSTRIAL BUILDING FOR PROPERTY LOCATED IN AN I-1 LIMITED INDUSTRIAL DISTRICT** be **APPROVED**.

The vote of the Zoning Board of Appeals recommending **APPROVAL** was 6 - 0, recorded as follows:

AYES: WHEELER, FLORES, OAKLEY, PYTER, RANKIN, STEFFE

NAYS: NONE

ABSENT: ZYCH

WHEREFORE, the Zoning Board of Appeals of the Village of Libertyville, Lake County, Illinois is recommending to the Village President and the Board of Trustees, that this **APPLICATION FOR A VARIATION TO INCREASE THE MAXIMUM PERMITTED SIGN AREA FROM 32.0 SQUARE FEET TO AN OVERALL AREA OF 128.0 SQUARE FEET FOR A WALL SIGN FOR A NEW INDUSTRIAL BUILDING FOR PROPERTY LOCATED IN AN I-1 LIMITED INDUSTRIAL DISTRICT** be **APPROVED**.

The vote of the Zoning Board of Appeals recommending **APPROVAL** was 6 - 0, recorded as follows:

Report of the Zoning Board of Appeals

ZBA 26-02, ZBA 26-03, ZBA 26-04, ZBA 26-05, ZBA 26-06, ZBA 26-07, and ZBA 26-08

AYES: WHEELER, FLORES, OAKLEY, PYTER, RANKIN, STEFFE

NAYS: NONE

ABSENT: ZYCH

WHEREFORE, the Zoning Board of Appeals of the Village of Libertyville, Lake County, Illinois is recommending to the Village President and the Board of Trustees, that this **APPLICATION FOR A VARIATION TO INCREASE THE MAXIMUM PERMITTED NUMBER OF GROUND SIGNS FROM ONE (1) TO TWO (2) FOR PROPERTY LOCATED IN AN I-1 LIMITED INDUSTRIAL DISTRICT** be **APPROVED**.

The vote of the Zoning Board of Appeals recommending **APPROVAL** was 6 - 0, recorded as follows:

AYES: WHEELER, FLORES, OAKLEY, PYTER, RANKIN, STEFFE

NAYS: NONE

ABSENT: ZYCH

WHEREFORE, the Zoning Board of Appeals of the Village of Libertyville, Lake County, Illinois is recommending to the Village President and the Board of Trustees, that this **APPLICATION 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 DISTRICT** be **APPROVED**.

The vote of the Zoning Board of Appeals recommending **APPROVAL** was 6 - 0, recorded as follows:

AYES: WHEELER, FLORES, OAKLEY, PYTER, RANKIN, STEFFE

NAYS: NONE

ABSENT: ZYCH

WHEREFORE, the Zoning Board of Appeals of the Village of Libertyville, Lake County, Illinois is recommending to the Village President and the Board of Trustees, that this **APPLICATION FOR A VARIATION TO OMIT THE PARKING LOT SCREENING REQUIREMENTS FOR A NEW INDUSTRIAL BUILDING FOR PROPERTY LOCATED IN AN I-1 LIMITED INDUSTRIAL DISTRICT** be **APPROVED**.

The vote of the Zoning Board of Appeals recommending **APPROVAL** was 6 - 0, recorded as follows:

Report of the Zoning Board of Appeals

ZBA 26-02, ZBA 26-03, ZBA 26-04, ZBA 26-05, ZBA 26-06, ZBA 26-07, and ZBA 26-08

AYES: WHEELER, FLORES, OAKLEY, PYTER, RANKIN, STEFFE

NAYS: NONE

ABSENT: ZYCH

Respectfully Submitted, March 3, 2026.

Chair, Zoning Board of Appeals

Secretary, Zoning Board of Appeals

**Report of the Zoning Board of Appeals
ZBA 26-02, ZBA 26-03, ZBA 26-04, ZBA 26-05, ZBA 26-06, ZBA 26-07, and ZBA 26-08**

EXHIBIT A

Legal Description of the Property

PARCEL 1:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, EXCEPT LOT 1 IN ROBERT J. MEYER'S ACRE BEING A SUBDIVISION OF PART OF EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 1956 AS DOCUMENT NUMBER 928535, EXCEPT THAT PART GRANTED FOR HIGHWAY PURPOSES BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 768745 AND EXCEPT THAT PART GRANTED FOR HIGHWAY PURPOSES BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 6221896; IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 12 LYING WESTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND WISCONSIN RAILROAD COMPANY, NOW KNOWN AS THE MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILWAY COMPANY, EXCEPT THE NORTH 185 FEET MEASURED PERPENDICULARLY, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4, SAID POINT BEING 1050.7 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE 535.1 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE SOUTH ALONG SAID HALF QUARTER SECTION LINE 460.5 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG SAID SOUTH LINE 272.5 FEET TO THE POINT OF BEGINNING; AND EXCEPT THAT PART GRANTED FOR HIGHWAY PURPOSES BY INSTRUMENT RECORDED AS DOCUMENT 768745, AND FURTHER EXCEPTING THAT PART ACQUIRED FOR ROAD PURPOSES BY THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, IN CONDEMNATION CASE 00 ED 02, ALL IN TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN LAKE COUNTY, ILLINOIS;

FURTHER EXCEPTING FROM PARCELS 1 AND 2 AFORESAID THAT PART OF THE NORTH 1/2 OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE NORTHERLY ALONG THE EAST LINE OF SAID NORTHWEST QUARTER HAVING AN ILLINOIS COORDINATE SYSTEM (EAST ZONE) GRID BEARING OF NORTH 00 DEGREES 39 MINUTES 58 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PETERSON ROAD (A.K.A. COUNTY HIGHWAY 20) AS DEDICATED PER DOCUMENT NO. 768745 AND RECORDED SEPTEMBER 11, 1952, SAID POINT BEING THE POINT OF

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BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 10 SECONDS WEST, 660.28 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 39 MINUTES 40 SECONDS WEST, 70.00 FEET ALONG SAID WEST LINE; THENCE SOUTH 89 DEGREES 59 MINUTES 10 SECONDS EAST, 103.70 FEET ALONG A LINE 70.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE OF PETERSON ROAD TO A POINT ON A 11546.16 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; THENCE EASTERLY ALONG SAID CURVE 471.18 FEET (THE CHORD BEARS SOUTH 88 DEGREES 49 MINUTES 01 SECONDS EAST, 471.15 FEET) TO A POINT ON A 50.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE 81.17 FEET (THE CHORD BEARS NORTH 45 DEGREES 50 MINUTES 35 SECONDS EAST 72.55 FEET) TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HARRIS ROAD AS DEDICATED PER ORDER OF THE FREMONT TOWNSHIP HIGHWAY COMMISSIONER ON MARCH 28, 1865; THENCE SOUTH 88 DEGREES 39 MINUTES 23 SECONDS EAST, 66.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID HARRIS ROAD, SAID POINT BEING ON A 50.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE 77.95 FEET (THE CHORD BEARS SOUTH 45 DEGREES 19 MINUTES 34 SECONDS EAST, 70.29 FEET) TO A POINT ON A LINE 100.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH 89 DEGREES, 59 MINUTES 10 SECONDS EAST, 91.61 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 86 DEGREES 10 MINUTES 20 SECONDS EAST, 601.36 FEET TO A POINT ON A LINE 60.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 59 MINUTES 10 SECONDS EAST, 200.01 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 00 DEGREES 00 MINUTES 50 SECONDS WEST, 10.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID PETERSON ROAD AS PER DOCUMENT NO. 4586501 RECORDED SEPTEMBER 26, 2000; THENCE NORTH 89 DEGREES 59 MINUTES 10 SECONDS WEST, 940.47 FEET ALONG SAID NORTH RIGHT- OF-WAY LINE TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF HARRIS ROAD; THENCE SOUTH 00 DEGREES 39 MINUTES 58 SECONDS EAST, 10.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF PETERSON ROAD DEDICATED BY SAID DOCUMENT NO. 768745; THENCE NORTH 89 DEGREES 59 MINUTES 10 SECONDS WEST, 33.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

PARCEL 3:

LOT 1 IN ROBERT J. MEYER'S ACRE BEING A SUBDIVISION OF PART OF EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 1956 AS DOCUMENT NO. 928535, IN LAKE COUNTY, ILLINOIS.

CONTAINING 2,832,132 SQUARE FEET (65.017 ACRES) MORE OR LESS.

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Address: 30532-30568 N. Harris Road, Libertyville, Illinois 60048

P.I.N.'s 10-12-101-001; 10-12-200-013; 10-12-100-016

EXHIBIT B

Applicant Response to Standards

RESPONSES TO STANDARDS FOR VARIATIONS
30532-30568 N. Harris Road

1. Variation from Section 26-7-2.5(a) to increase maximum allowable building height in the I-1 Limited Industrial District from 45 feet to 51 feet.

- a. **General Standard.** No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

Response: Carrying out the strict letter of the Village's Zoning Code (the "Zoning Code") would create a particular hardship for the property owner ("Owner") and for the intended user, Bath Concepts Industries, LLC ("Bath Concepts"). Restricting the maximum building height to 45 feet would significantly reduce the internal vertical space within the proposed approximately 600,000-square-foot facility (the "Facility"), which is necessary to accommodate second floor office use and the machinery and equipment necessary for Bath Concepts' proposed use.

- b. **Unique Physical Condition.** The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

Response: The subject property is exceptional compared to other properties due to its location, irregular shape, and the fact that it is bordered by unimproved right-of-way to the west, Peterson Road to the south, and a railroad to the east. Because of these constraints and the shape of the lot, the proposed Facility has been designed with a limited building footprint to ensure that it fits in the available space on site and leaves adequate open space for required landscape, roadway and stormwater management improvements.

- c. **Not Self-Created.** The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code.

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Response: Site conditions are a result of prior development surrounding the subject property and are not a result of the actions or inactions of the Owner or its predecessors in title.

Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: If the strict language of Zoning Code was enforced, it would prevent the Owner from developing the subject property for its intended use, which is otherwise permitted in the I-1 Limited Industrial District (“I-1 District”).

- d. **Not Merely Special Privilege.** The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.

Response: The requested variation will not provide the Owner with any special right or privilege unavailable to other owners of property in the I-1 District, nor will it make the Owner more money.

- e. **Code and Plan Purposes.** The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: The proposed use is permitted in the I-1 District and development of the site is designed to conform with the purposes of the Zoning Code and the Village’s Comprehensive Plan. Moreover, the adjacent property to the west of the proposed Facility is zoned in the O-2 Office, Manufacturing and Distribution Park District (the “O2 District”) which permits a maximum building height of 75 feet or 5 stories. Therefore, the proposed height of the Facility will be consistent with the anticipated development of that adjacent lot.

- f. **Essential Elements of the Area.** The variation would not result in a use or development on the subject lot that:

- 1) **Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or**

Response: The requested variation will not be detrimental to the public welfare or materially injurious to the development, enjoyment, use, or value of nearby properties or improvements.

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- 2) **Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or**
Response: The proposed Facility will not materially impair the supply of light and air to nearby properties and improvements. It will be built near the center of the subject property, far distance from the nearest adjacent developed property.
- 3) **Would substantially increase congestion in the public streets due to traffic or parking; or**
Response: Granting this variation will not increase traffic or parking on the subject property and therefore will cause a substantial increase in congestion on public streets.
- 4) **Would unduly increase the danger of flood or fire; or**
Response: The proposed Facility will contain a sprinkler system and meet all applicable building code requirements for fire suppression. The site will also feature various stormwater management improvements, as identified on the civil engineering plans prepared by Manhard Consultants dated most recently as of December 1, 2025. These improvements are designed to accommodate the drainage needs of the site following completion of the proposed Facility, private roadway and future development on the site.
- 5) **Would unduly tax public utilities and facilities in the area; or**
Response: The requested variation will not unduly tax existing public utilities and facilities in the area.
- 6) **Would endanger the public health or safety.**
Response: The requested variation will not endanger public health or safety for the above reasons.

- g. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.**
Response: There are no means other than the requested variation to alleviate, avoid or remedy the hardship to permit reasonable use of the subject property as proposed.

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2. Variation from Section 26-7-2.5(h) to reduce the minimum parking setback from a lot line abutting an arterials street by approximately 9 feet, from 50 feet to 41 feet.

- a. **General Standard.** No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

Response: Carrying out the strict letter of the Zoning Code would create a practical difficulty for the Owner and Bath Concepts because compliance would require removal of a significant portion of the south parking lot. This parking lot and the associated paved throughway are necessary for off-street parking near the south entrance and for internal circulation to the truck staging lot on the east side of the proposed Facility (the "Truck Lot").

- b. **Unique Physical Condition.** The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

Response: The subject property is exceptional compared to other properties given its location, shape, and the fact that it is bordered by unimproved right-of-way to the west, Peterson Road to the south, and a railroad to the east. The Facility has been positioned near the center of the site to allow for construction of adequate off-street parking and stormwater management improvements on the east and north portions of the lot. The Facility cannot be shifted north, away from Peterson Road, as that would impact construction of these accessory improvements.

- c. **Not Self-Created.** The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code.

Response: The site conditions are a result of its proximity to Peterson Road and prior development of surrounding properties and are not a result of the actions or inactions of the Owner or its predecessors in title.

- d. **Denied Substantial Rights.** The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

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Response: If the strict language of the Zoning Code was enforced, it would require removal of off-street parking stalls and the paved throughway to the south of the proposed Facility. These spaces are necessary to meet the parking demands of the Facility.

- e. **Not Merely Special Privilege.** The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.

Response: The requested variation will not provide the Owner with any special right or privilege not available to other owners of property in the I-1 District. It is not requested to increase the value of the subject property or for the Owner's monetary gain, but to ensure that site features adequate parking and internal traffic circulation for the proposed use.

- f. **Code and Plan Purposes.** The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: Granting this variation would not result in a use or development that is not in harmony with the purposes of the Zoning Code or the Village's Comprehensive Plan. It will instead promote construction of a cohesive development in a well-suited area of the Village identified for industrial use and surrounded by existing commercial and industrial developments.

- g. **Essential Elements of the Area.** The variation would not result in a use or development on the subject lot that:

- 1) **Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or**

Response: The requested variation will not be detrimental to the public welfare or materially injurious to the development, enjoyment, use, or value of nearby properties or improvements.

- 2) **Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or**

Response: The proposed parking lot will not materially impair adequate supply of light and air to nearby properties or improvements.

- 3) **Would substantially increase congestion in the public streets due to traffic or parking; or**

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Response: The proposed parking lot will provide necessary parking on the south side of the building and promote interconnectivity throughout the site, enhancing internal traffic circulation and alleviate negative impacts to nearby roadways like Peterson Road.

4) Would unduly increase the danger of flood or fire; or

Response: The proposed parking lot will not unduly increase the danger of flood or fire.

5) Would unduly tax public utilities and facilities in the area; or

Response: The proposed parking lot will not unduly tax existing public utilities and facilities in the area.

6) Would endanger the public health or safety.

Response: The proposed parking lot will not endanger public health or safety for the reasons set forth above.

h. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

Response: There are no means other than the requested variation to alleviate, avoid or remedy the hardship to permit reasonable use of the subject property as proposed and comply with the off-street parking requirements under the Zoning Code.

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3. Variation from Section 26-13-2.2 to reduce requirements for perimeter landscape open space requirements along east property line.

- a. **General Standard.** No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

Response: Carrying out the strict letter of the Zoning Code would create a practical hardship for the Owner as it would require additional landscape plantings and maintenance along the east property line which already contains a dense line of trees, shrubs and other vegetation. Beyond the property line to the east is a railroad which is screened on both sides by existing vegetation. Requiring more plantings in this area would result in a dense line of vegetation that greatly exceeds the level of screening contemplated by the Zoning Code and would make the area much more difficult and costly to maintain.

- b. **Unique Physical Condition.** The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

Response: The subject property is exceptional compared to other similarly situated properties given the fact that it is bordered by the railroad to the east which is already densely screened on both sides. This creates a situation where new landscape plantings would be redundant and make the area more difficult to maintain.

- c. **Not Self-Created.** The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code.

Response: The aforesaid conditions have existed for many years and are not a result of the actions or inactions of the Owner or its predecessors in title.

- d. **Denied Substantial Rights.** The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: If the language of the Zoning Code was strictly enforced, it would require substantial new plantings along the east property line where vegetative screening already

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exists in abundance. This would impose additional hardship on the Owner in the form of increased initial planting and ongoing maintenance costs.

- e. **Not Merely Special Privilege.** The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.

Response: The requested variation will not provide the Owner with any special right or privilege not available to other owners of property in the I-1 District. This variation is not requested to increase the value of the property or for monetary gain.

- f. **Code and Plan Purposes.** The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: Granting this variation would not result in a use or development that is not in harmony with the purposes of the Zoning Code or the Village's Comprehensive Plan. It will instead promote development of a cohesive industrial building in a well-suited area of the Village that is surrounded by existing commercial and industrial developments.

- g. **Essential Elements of the Area.** The variation would not result in a use or development on the subject lot that:

- 1) **Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or**

Response: The requested variation will not be detrimental to the public welfare or materially injurious to the development, enjoyment, use, or value of nearby properties or improvements.

- 2) **Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or**

Response: The requested variation will not materially impair adequate supply of light and air to nearby properties or improvements. Reducing the number of new plantings along the east property line will maintain the present flow of light and air to adjacent properties to the east.

- 3) **Would substantially increase congestion in the public streets due to traffic or parking; or**

Response: The requested variation will not increase congestion in public streets.

- 4) **Would unduly increase the danger of flood or fire; or**

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Response: The requested variation will not unduly increase the danger of flood or fire.

5) Would unduly tax public utilities and facilities in the area; or

Response: The requested variation will not unduly tax existing public utilities and facilities in the area.

6) Would endanger the public health or safety.

Response: The requested variation will not endanger public health or safety for the reasons set forth above.

h. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

Response: There are no means other than the requested variation to alleviate, avoid or remedy the identified difficulty.

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4. Variation from Section 26-11-14(c)(3) to increase the maximum allowable gross surface area for a wall sign from 32 square feet to 128 square feet.

- a. **General Standard.** No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

Response: Carrying out the strict letter of the Zoning Code would create a particular hardship for the Owner because it would limit the size of the wall sign for the Facility to just 32 square feet which would detract from the exterior design of the building and would be extremely difficult—if not impossible—to identify from Peterson Road.

- b. **Unique Physical Condition.** The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

Response: The subject property is exceptional compared to other properties given its size, lot depth and proximity to Peterson Road. The lot depth allows the proposed building to be set further back from Peterson Road, which softens the impact of the Facility on that roadway but also significantly reduces the visibility of all signage on the site.

- c. **Not Self-Created.** The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code.

Response: The aforesaid conditions are not a result of the actions or inactions of the Owner or its predecessors in title, but rather of geographic location and proximity to Peterson Road.

- d. **Denied Substantial Rights.** The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: If the language of the Zoning Code was strictly enforced, it would result in signage that is inadequate for the size of the proposed Facility and largely invisible from Peterson Road.

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- e. **Not Merely Special Privilege.** The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.

Response: The requested variation will not provide the Owner with any special right or privilege not available to other owners of property in the I-1 District, nor will it increase the value of the property or result in monetary gain. This variation is requested to ensure that the signage on site is functional and clearly visible from Peterson Road.

- f. **Code and Plan Purposes.** The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: Granting this variation would not result in a use or development that is not in harmony with the purposes of the Zoning Code or the Village's Comprehensive Plan. It will instead promote development of a state-of-the-art industrial building in a well-suited area of the Village that is designated for industrial use and surrounded by existing commercial and industrial developments. The proposed signage was discussed during the preliminary development meeting between the Owner and Village staff and all agreed that applicable sign restrictions would likely be insufficient for the proposed Facility, so a variation would be necessary.

- g. **Essential Elements of the Area.** The variation would not result in a use or development on the subject lot that:

- 1) **Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or**

Response: The proposed wall sign will not be detrimental to the public welfare or materially injurious to the development, enjoyment, use, or value of nearby properties or improvements.

- 2) **Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or**

Response: The proposed wall sign will not materially impair adequate supply of light and air to nearby properties or improvements.

- 3) **Would substantially increase congestion in the public streets due to traffic or parking; or**

Response: The proposed wall sign will not increase congestion in public streets due to traffic or parking.

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- 4) **Would unduly increase the danger of flood or fire; or**

Response: The proposed wall sign will not unduly increase the danger of flood or fire.

- 5) **Would unduly tax public utilities and facilities in the area; or**

Response: The proposed wall sign will not unduly tax existing public utilities and facilities in the area.

- 6) **Would endanger the public health or safety.**

Response: The proposed wall sign will not endanger public health or safety for the reasons set forth above.

- h. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.**

Response: There are no means other than the requested variation to alleviate, avoid or remedy the hardship.

Report of the Zoning Board of Appeals

ZBA 26-02, ZBA 26-03, ZBA 26-04, ZBA 26-05, ZBA 26-06, ZBA 26-07, and ZBA 26-08

5. Variation from Section 26-11-14(c)(2) to allow two (2) total ground signs on the subject property.

- a. **General Standard.** No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

Response: Carrying out the strict letter of the Zoning Code would create a practical difficulty for the Owner. The subject property is approximately 63 acres in size and bordered to the south by Peterson Road and further to the west by Midlothian Road. Additionally, the Owner is proposing to subdivide the entirety of the subject property into five lots (3 buildable lots and two outlots) for possible future expansion of the Bath Concepts building or development by additional third-party user. Given the size of the subject property, its proximity to two arterial roadways and the potential for multiple industrial/office/manufacturing users on the site, one ground sign would significantly reduce the visibility of all users listed on the sign. Two ground signs are appropriate for developments of this size and, given the overall size of the subject property, can be installed without cluttering the property line along Peterson Road.

- b. **Unique Physical Condition.** The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

Response: The subject property is exceptional compared to other properties given its size and proximity to Peterson and Midlothian Roads to the south and west. Additionally, the private extension of Harris Road and new entrance to the Truck Lot opposite Franklin Boulevard, make additional ground signs at each entrance a natural feature of the overall development.

- c. **Not Self-Created.** The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code.

Response: The aforesaid conditions are a result of geographic location and proximity to Peterson and Midlothian Roads rather than the actions or inactions of the Owner or its predecessors in title.

Report of the Zoning Board of Appeals

ZBA 26-02, ZBA 26-03, ZBA 26-04, ZBA 26-05, ZBA 26-06, ZBA 26-07, and ZBA 26-08

- e. **Denied Substantial Rights.** The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: If the Zoning Code was strictly enforced, it would substantially reduce the visibility of all users of the subject property following its development.

- f. **Not Merely Special Privilege.** The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.

Response: The requested variation will not provide the Owner with any special right or privilege not available to other owners of similarly situated property in the Village. It will allow adequate visibility for Bath Concepts and all future users on the subject property.

- g. **Code and Plan Purposes.** The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: Granting this variation will not result in a use or development that is not in harmony with the purposes of the Zoning Code or the Village's Comprehensive Plan. It will promote construction of a cohesive industrial development in a well-suited area of the Village that is designated for industrial use and surrounded by existing commercial and industrial developments.

- h. **Essential Elements of the Area.** The variation would not result in a use or development on the subject lot that:

- 1) **Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or**

Response: The proposed additional ground sign will not be detrimental to the public welfare or materially injurious to the development, enjoyment, use, or value of nearby properties or improvements.

- 2) **Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or**

Response: The proposed additional ground sign will not materially impair adequate supply of light and air to nearby properties or improvements.

- 3) **Would substantially increase congestion in the public streets due to traffic or parking; or**

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ZBA 26-02, ZBA 26-03, ZBA 26-04, ZBA 26-05, ZBA 26-06, ZBA 26-07, and ZBA 26-08

Response: The proposed additional ground sign will not increase congestion in public streets due to traffic or parking.

4) Would unduly increase the danger of flood or fire; or

Response: The proposed additional ground sign will not unduly increase the danger of flood or fire.

5) Would unduly tax public utilities and facilities in the area; or

Response: The proposed additional ground sign will not unduly tax existing public utilities and facilities in the area.

6) Would endanger the public health or safety.

Response: The proposed additional ground sign will not endanger public health or safety for the reasons set forth above.

i. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

Response: There are no means other than the requested variation to alleviate, avoid or remedy the hardship.

Report of the Zoning Board of Appeals

ZBA 26-02, ZBA 26-03, ZBA 26-04, ZBA 26-05, ZBA 26-06, ZBA 26-07, and ZBA 26-08

6. Variation from Section 26-13-3.1 to eliminate the requirement for parking lot screening along the east side of the Truck Lot.

- a. **General Standard.** No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

Response: Carrying out the strict letter of the Zoning Code would create a practical difficulty for the Owner. There are no existing structures or uses located immediately to the east of the subject property, and the existing railroad is heavily screened on either side by dense vegetation serving as a substantial visual and auditory buffer to the east.

- b. **Unique Physical Condition.** The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

Response: The subject property is exceptional because it is bordered to the east, beyond the Truck Lot, by an existing railroad which lies between the subject property and the next improved lot and is heavily screened on both sides by existing vegetation.

- c. **Not Self-Created.** The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code.

Response: The aforesaid conditions are not a result of the actions or inactions of the Owner or its predecessors in title. Instead, they are a result of existing natural features around the subject property and prior development in the surrounding area.

- d. **Denied Substantial Rights.** The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: If the language of the Zoning Code was strictly enforced, it would require the Owner to plant new trees, shrubs, etc. along the entirety of Truck Lot which may later need to be removed to make room for an expansion of the Facility or for future construction of a new building on Lot 2 identified on the Plat of Subdivision included with the application submitted to staff. Furthermore, plantings are proposed along the south stormwater management facility and at the southeast corner of the Truck Lot to effectively screen it from Peterson Road.

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ZBA 26-02, ZBA 26-03, ZBA 26-04, ZBA 26-05, ZBA 26-06, ZBA 26-07, and ZBA 26-08

- e. **Not Merely Special Privilege.** The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.

Response: The requested variation will not provide the Owner with any special right or privilege not available to other owners of property in the I-1 District or monetary gain. It is requested only to eliminate new plantings which are not necessary to adequately screen the Truck Lot and which may need to be removed in the future to make way for further development in the future.

- f. **Code and Plan Purposes.** The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: The proposed use is permitted in the I-1 District and development of the site is designed to be in harmony with purposes of the Zoning Code and the Village's Comprehensive Plan. The proposed landscape improvements include new plantings around the stormwater management facility on the south of the site, as well as new plantings at the southeast corner of the Truck Lot. These plantings are intended to screen the Truck Lot from Peterson Road, minimizing the visibility of the Truck Lot to the public.

- g. **Essential Elements of the Area.** The variation would not result in a use or development on the subject lot that:

- 1) **Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or**

Response: The requested variation will not be detrimental to the public welfare or materially injurious to the development, enjoyment, use, or value of nearby properties or improvements.

- 2) **Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or**

Response: The requested variation will not materially impair the supply of light and air to nearby properties.

- 3) **Would substantially increase congestion in the public streets due to traffic or parking; or**

Response: The requested variation will not substantially increase congestion in nearby public streets due to traffic or parking.

- 4) **Would unduly increase the danger of flood or fire; or**

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ZBA 26-02, ZBA 26-03, ZBA 26-04, ZBA 26-05, ZBA 26-06, ZBA 26-07, and ZBA 26-08

Response: The requested variation will not unduly increase the danger of flood or fire.

5) Would unduly tax public utilities and facilities in the area; or

Response: The requested variation will not unduly tax existing public utilities and facilities in the area.

6) Would endanger the public health or safety.

Response: The requested variation will not endanger public health or safety for the reasons set forth above.

h. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

Response: There are no means other than the requested variation to avoid or remedy the alleged difficulty.

Report of the Zoning Board of Appeals

ZBA 26-02, ZBA 26-03, ZBA 26-04, ZBA 26-05, ZBA 26-06, ZBA 26-07, and ZBA 26-08

7. Variation from Section 26-13-3.2 to eliminate the interior landscape requirements for the Truck Lot.

- a. **General Standard.** No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

Response: Carrying out the strict letter of the Zoning Code would create a practical difficulty for the Owner. There is virtually no visibility to the Truck Lot because there are no adjacent buildings or roadways to the east and the nearest improvement, the existing railroad, is heavily screened on either side by dense vegetation. Additionally, the Truck Lot will be screened from Peterson Road by new plantings at its southeast corner and around the stormwater management facility along south property line

- b. **Unique Physical Condition.** The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

Response: The subject property is exceptional compared to other properties because it is bordered to the east by railroad track which lies between the subject property and the next improved lot to the east and is heavily screened on both sides.

- c. **Not Self-Created.** The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code.

Response: The site conditions are not a result of the actions or inactions of the Owner or its predecessors in title but are a result of natural features and prior development surrounding the subject property.

- d. **Denied Substantial Rights.** The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: If the Zoning Code was strictly enforced, it would require the Owner to plant internal landscaping within the Truck Lot that is essentially invisible to the public, reduces available truck spaces, and interferes with internal truck circulation on the site.

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ZBA 26-02, ZBA 26-03, ZBA 26-04, ZBA 26-05, ZBA 26-06, ZBA 26-07, and ZBA 26-08

- e. **Not Merely Special Privilege.** The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.

Response: The requested variation will not provide the Owner with any special right or privilege not available to other owners of property in the I-1 District or result in monetary gain. It is requested only to eliminate the need for internal landscape plantings which are not visible to the public and would negatively impact the Truck Lot in terms of available truck spaces and internal circulation.

- f. **Code and Plan Purposes.** The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: The requested variation will allow for cohesive development of the site for the proposed use, which is permitted in the I-1 District.

- g. **Essential Elements of the Area.** The variation would not result in a use or development on the subject lot that:

- 1) **Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or**

Response: The requested variation will not be detrimental to the public welfare or materially injurious to the development, enjoyment, use, or value of nearby properties or improvements.

- 2) **Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or**

Response: The requested variation will not materially impair the supply of light and air to nearby properties.

- 3) **Would substantially increase congestion in the public streets due to traffic or parking; or**

Response: The requested variation will not substantially increase congestion in nearby public streets due to traffic or parking.

- 4) **Would unduly increase the danger of flood or fire; or**

Response: The requested variation will not unduly increase the danger of flood or fire.

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ZBA 26-02, ZBA 26-03, ZBA 26-04, ZBA 26-05, ZBA 26-06, ZBA 26-07, and ZBA 26-08

5) Would unduly tax public utilities and facilities in the area; or

Response: The requested variation will not unduly tax existing public utilities and facilities in the area.

6) Would endanger the public health or safety.

Response: The proposed variation will not endanger public health or safety for the reasons set forth above.

h. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

Response: There are no means other than the requested variation to avoid or remedy the alleged difficulty. The Truck Lot has been carefully designed to adequately accommodate the anticipated current and future needs of Bath Concepts and promote internal circulation of truck traffic to avoid any negative impacts on Harris or Peterson Roads as a result of this development.

EXCERPTS FROM APPEARANCE REVIEW COMMISSION AND ZONING BOARD OF APPEALS MEETING MINUTES

Excerpt from the Minutes of the January 19, 2026, Appearance Review Commission Meeting

[See Agenda Supplement for PC 26-03 and PC 26-04]

Excerpt from the Draft Minutes of the February 23, 2026, Plan Commission Meeting

**ZBA 26-02 Aston Villa Land Partners, LLC, Applicant
30532-30568 N. Harris Road**

Request is 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 District.

**ZBA 26-03 Aston Villa Land Partners, LLC, Applicant
30532-30568 N. Harris Road**

Request is 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 District.

**ZBA 26-04 Aston Villa Land Partners, LLC, Applicant
30532-30568 N. Harris Road**

Request is 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 District.

**ZBA 26-05 Aston Villa Land Partners, LLC, Applicant
30532-30568 N. Harris Road**

Request is 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 District.

**ZBA 26-06 Aston Villa Land Partners, LLC, Applicant
30532-30568 N. Harris Road**

Request is 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 District.

**ZBA 26-07 Aston Villa Land Partners, LLC, Applicant
30532-30568 N. Harris Road**

Request is 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 District.

**ZBA 26-08 Aston Villa Land Partners, LLC, Applicant
30532-30568 N. Harris Road**

Request is for a variation to omit the parking lot screening requirements for a new industrial building for property located in an I-1 Limited Industrial District.

Board Member Steffe asked the petitioner and anyone in the public to stand, and everyone was sworn in together. Board Member Steffe asked for a summary from staff.

Ms. Heather Rowe, Director of Community Development, introduced the proposals and gave a background of the project. Ms. Rowe presented the review process and next steps. Ms. Rowe reviewed the site and zoning for the parcels. Ms. Rowe showed the façade renderings, proposed signage, and landscape plan. Ms. Rowe gave reminders to the public about the speaking rules. Ms. Rowe introduced staff present to answer questions if needed.

Board Member Steffe called up the petitioner to present.

Mr. Jim Brucato, 201 E Ellis Ave, President and owner with Principle Construction, introduced Mr. Scott Rosenbach.

Mr. Scott Rosenbach, 3307 Old McHenry Rd, Long Grove, owner of Bath Concepts, gave a background on the business. Mr. Rosenbach indicated they have outgrown their current building in Libertyville and are continuing to grow. Mr. Rosenbach said they are looking forward to this project.

Mr. Brucato introduced Mr. Dan Joyce, Chief Operating Officer with Bath Concepts and others from the team present. Mr. Brucato introduced Mr. Darren Dehmlow and Jim Greco with Principle Construction, Jared Placek with ATWELL, formerly Manhard Consulting, traffic study with KLOA Luay Aboona, Mike Baumstar with Nelson Worldwide, previously Cornerstone Architects, landscape designers Teska Associates, Danny O'Brien, and entitlement counsel Brendan Penny with MPS Law. Mr. Brucato indicated that they were tasked with consolidating Bath Concept's three Libertyville locations into one. Mr. Brucato gave a background on Bath Concepts. Mr. Brucato indicated Bath Concepts purchased 82 acres of Meyer Farm. Mr. Brucato explained they will be working on the 65 acres residing in Libertyville as Phase I. Mr. Brucato noted they would not be working on the Grayslake acres. Mr. Brucato discussed stormwater detention throughout the site for the 65 acres. Mr. Brucato mentioned the stormwater detention will be designed to handle the entire 82 acres for future development. Mr. Brucato pointed out where the trucking operations, office areas, parking for the office, warehousing, and production areas would be located in the building. Mr. Brucato pointed out future parking areas and docks. Mr. Brucato indicated where the ingress would be to the site off of Peterson Road. Mr. Brucato said they will be maintaining the Harris Road curb cut. Mr. Brucato discussed that the building would be design to be used today as well as for planned growth in the future. Mr. Brucato asked Mr. Luay Aboona to come up.

Mr. Luay Aboona, 9575 W Higgins Rd, Suite 400, Rosemont, Principal with KLOA Inc, indicated they prepared the traffic study and analyzed the nearby intersections to determine the current conditions. Mr. Aboona said the analysis showed the area was adequate to handle the increase in traffic from the proposed development as well as other developments proposed for the area. Mr. Aboona described the points of ingress and egress off of Harris Rd and Peterson Rd. Mr. Aboona reported that the second access drive would provide a new left turn lane in accordance with the Lake County DOT requirements. Mr. Aboona indicated the site would operate with stop signs for traffic control. Mr. Aboona reviewed the traffic study information presented.

Mr. Brucato presented photos of the building elevations. Mr. Brucato indicated the facility was very large. Mr. Brucato pointed to the main entrance details and architecture of the proposed office wing area. Mr. Brucato emphasized the goal of breaking up the scale of the building with architectural elements, plane differences, material changes, and different colors. Mr. Brucato said it would be a load bearing insulated precast building. Mr. Brucato reinforced that the element on the south façade would be an insulated metal panel that would be fade resistant.

Mr. Brucato discussed signage. Mr. Brucato said that they made changes per comments from the Appearance Review Commission. Mr. Brucato turned it over to Teska to speak to the proposed landscaping.

Mr. Danny O'Brian, 627 Grove St, Evanston, Principal Landscape Architect with Teska Associates, discussed the landscaping around the building. Mr. O'Brian indicated the seasonal landscaping would highlight the architecture of the building. Mr. O'Brian pointed to various storm water areas with appropriate seed blends proposed. Mr. O'Brian discussed screening with trees on the west (left) side of the building. Mr. O'Brian indicated the visitor access would have robust landscape plantings along the foundation. Mr. O'Brian noted the proposed three level landscape buffer along the road to screen the dock areas. Mr. O'Brian mentioned working with the ARC to address screening requirements. Mr. O'Brian concluded the presentation by opening the floor to comments and questions.

Mr. Barry Kahn, 1832 Torrey Pkwy, voiced concerns regarding the volume of traffic on Route 137 as it related to this proposed development in addition to another proposed development by Pulte near Torrey Parkway. Mr. Kahn asked how the traffic on Route 137 would be affected by adding this proposed development to the area.

Board Member Steffe asked the petitioner to address the employee traffic and truck traffic questions.

Mr. Aboona addressed the questions on traffic. Mr. Aboona indicated the traffic study was conservative. Mr. Aboona indicated that the employee shifts did not coincide with the peak hours of current traffic. Mr. Aboona said the study showed 73 total trips in and out in the morning and 85 total trips in and out in the evening. Mr. Aboona said of those trips, the truck traffic will be 12 trucks in the morning and 12 trucks in the evening. Mr. Aboona indicated the facility will have much less impact on the roadway system.

Mr. Brucato highlighted that the three buildings that Bath Concepts were currently using were in the same area and would be along the same roadways they're currently using.

Mr. Charlie Meyer, 1700 Franklin Blvd, indicated this proposed development would be a great investment addition to the Village. Mr. Meyer made a comment on the overall building height variation request. Mr. Meyer voiced that future developments should be taken under the same consideration with regard to the building height in the proposed variation request. Mr. Meyer spoke to the variation request regarding the parking lot setback requirements and indicated future developments in the area should be under the same requirements.

Board Member Steffe opened up to the Board Members for comments.

Board Member Pyter voiced concerns on downstream traffic and safety. Board Member Pyter indicated the businesses and residents only have one access point where Peterson Rd is used. Board Member Pyter noted that U-turns were very dangerous. Board Member Pyter brought up the proposed Greenway Chase development and indicated that it was nearly approved.

Ms. Rowe said that Greenway Chase has had a recommendation for approval by the Village Board but that they have not approved the ordinance yet. Ms. Rowe said it was on the agenda for the following day.

Board Member Pyter indicated additional traffic would exacerbate the safety concerns. Board Member Pyter asked questions regarding the traffic study to get a better understanding.

Mr. Aboona explained the letters and numbers on the traffic study and what they each mean. Mr. Aboona indicated the traffic volumes are key parts of the data calculations. Mr. Aboona noted that this analysis is standard.

Board Member Pyter and Mr. Aboona discussed specific details of the traffic study back and forth. Mr. Aboona clarified details of the flow of traffic eastbound on Peterson past US Route 45 toward Libertyville for Board Member Pyter. Mr. Aboona indicated the consultant agreed that the traffic study is conservative and that revisions will not change the outcome of the traffic study.

Mr. Brian DeSalle, Civiltech, indicated that they agreed there would not be a big difference in the traffic compared to the traffic study even with revisions.

Board Member Pyter asked specifically about truck traffic.

Mr. Aboona emphasized the traffic study was conservatively high based on industry standards. Mr. Aboona indicated it will be a low impact generator and low impact user using the proposed building.

Board Member Pyter asked about the number of trailer spaces and loading docks and future expansion of the building.

Mr. Aboona indicated the study was based on the building having full capacity.

Ms. Rowe clarified the numbers on the traffic study that were being discussed.

Mr. Aboona and Board Member Pyter continued discussing specifics of the traffic study. Mr. Aboona indicated about 25% of the trucks would be going east on Peterson Rd.

Board Member Pyter asked about Lake County Department of Transportation details.

Mr. Aboona indicated they would meet Lake County's requirements. Mr. Aboona noted that Lake County is in general agreement with the whole proposal.

Board Member Pyter voiced appreciation about the relationship the petitioner has had with the Village in the past. Board Member Pyter requested they take into consideration the concerns of the residents and businesses down the road. Board Member Pyter indicated he is in favor of the project.

Board Member Rankin voiced concerns regarding the future plans with regard to stormwater management and the future development of the lot to the east.

Mr. Jared Placek, 1 Overlook Point, Lincolnshire, indicated the open areas would be mass graded and developed in the future as impervious areas. Mr. Placek explained, in regard to stormwater detention, they would be adequately sized to meet the requirements as if the whole site was built out. Mr. Placek indicated there were no concerns for stormwater detention.

Board Member Rankin clarified the answer that the stormwater detention would be oversized to accommodate future developments on the entire site. Board Member Rankin asked to have the four basins pointed out on the proposed plan.

Mr. Placek pointed out the basin Board Member Rankin didn't see right away along Peterson Road. Mr. Placek said the natural patterns of drainage will be maintained in a clockwise direction.

Board Member Rankin asked whether the stormwater would stay on site or if it would be discharged into the stormwater system on Peterson.

Mr. Placek indicated the stormwater will drain off site and would comply with the code requiring stormwater to meet or be less than the existing drainage release as it stands currently.

Board Member Rankin asked staff about the portion of the property that is Grayslake draining into Libertyville's storm sewers.

Ms. Rowe deferred to Mr. Harrison Meyer, Senior Project Engineer.

Mr. Meyer indicated the drainage would continue in the natural pattern flow as they do currently. Mr. Meyer said the site flows southeast currently. Mr. Meyer indicated that the upstream tributary flow didn't need to be detained on the site but would need to drain through the parcel. Mr. Meyer noted no agreement would be needed at this time.

Board Member Rankin brought up concerns about underground utilities along the railroad tracks and the location of the detention basins.

Mr. Placek said the basins would not under any existing utilities. Mr. Placek noted the detention discharges in the same way the existing conditions today do. Mr. Placek indicated they would be happy to work with municipal staff and consultants regarding any discharge concerns.

Board Member Rankin asked a question regarding the variances to the parking lot setbacks along Peterson Rd.

Mr. Mike Baumstar, 115 Lake St, Libertyville, addressed the parking variance question. Mr. Baumstar indicated the variance would only be for the length of about 10 cars and is only for a small corner of the parking lot.

Board Member Rankin clarified the landscaping variance was for the truck parking. Board Member Rankin indicated it looked like a nice project. Board Member Rankin had no further questions.

Board Member Sherman had no questions.

Board Member Flores indicated none of the variations were deal breakers, and they all made sense. Board Member Flores voiced her opinion that it was a great looking project.

Chairman Wheeler asked more questions on the variations and why they couldn't conform within the Code as outlined with each variation request.

Mr. Brendan Penny, 1450 American Ln, Schaumburg, attorney with MPS Law, noted there were full written responses submitted for each variation request. Mr. Penny noted the challenge was to accommodate future development, paving, and stormwater management. Mr. Penny also mentioned landscaping improvements that were not only attractive, but also adequate screening for Peterson Road. Mr. Penny said because of the design of the site and taking into account Bath Concepts wanted to ensure they had the ability to expand so they could stay in Libertyville. Mr. Penny indicated all these things were taken into account with the proposal.

Chairman Wheeler asked if the building height variation had to do with volumetrics.

Mr. Brucato discussed the height variance. Mr. Brucato said the area of the variance had to do with the volumetrics size of the building and identifying the main entrance. Mr. Brucato indicated this variance was directly necessary to operations, aesthetics, and organization of the building appearance.

Chairman Wheeler asked if the future development's proposed buildings would be included in the building height variation request.

Mr. Brucato indicated that the other proposed buildings don't anticipate needing the same variations.

Ms. Heather Rowe pointed out the site to the west was a separate zoning district that wouldn't require the variation for building height.

Chairman Wheeler was curious about why they applied for so many variations instead of re-zoning.

Ms. Rowe said the opportunity was there, but they were looking to minimize the number of request. Ms. Rowe then deferred to their attorney.

Mr. Penny said based on future conditions and potential fit of the overall development, it was determined that it would be more appropriate to leave the zoning as is.

Chairman Wheeler asked about the sign variations.

Mr. Penny indicated they wanted appropriate visibility and that the signage aligned with the overall size of the site and buildings. Mr. Penny mentioned that the proposal is consistent with other industrial buildings in the Village. Mr. Penny highlighted flexibility with the signage requests.

Chairman Wheeler asked about curb cuts and access roads needed for future developments.

Mr. Penny said that had not yet been discussed.

Chairman Wheeler said he thought this was wonderful for the Village and was glad the business wanted to stay in Libertyville.

Board Member Steffe said all his questions had been answered. Board Member Steffe indicated this was a great story of a business wanting to stay in Libertyville. Board Member Steffe asked if the petitioner would like to take this to a vote.

Mr. Brucato said yes, they would.

In the matter of ZBA 26-02, Board Member Steffe moved, seconded by Board Member Rankin, to recommend the Village Board of Trustees approve 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 District, in accordance with the plans submitted.

Motion carried 6 - 0.

*Ayes: Wheeler, Flores, Pyter, Rankin, Sherman, Steffe
Nays: None
Absent: Zych*

In the matter of ZBA 26-03, Board Member Pyter moved, seconded by Board Member Steffe, to recommend the Village Board of Trustees approve 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 District, in accordance with the plans submitted.

Motion carried 6 - 0.

*Ayes: Wheeler, Flores, Pyter, Rankin, Sherman, Steffe
Nays: None
Absent: Zych*

In the matter of ZBA 26-04, Board Member Rankin moved, seconded by Board Member Pyter, to recommend the Village Board of Trustees approve 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 District, in accordance with the plans submitted.

Motion carried 6 - 0.

*Ayes: Wheeler, Flores, Pyter, Rankin, Sherman, Steffe
Nays: None
Absent: Zych*

In the matter of ZBA 26-05, Board Member Pyter moved, seconded by Board Member Steffe, to recommend the Village Board of Trustees approve 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 District, in accordance with the plans submitted.

Motion carried 6 - 0.

*Ayes: Wheeler, Flores, Pyter, Rankin, Sherman, Steffe
Nays: None
Absent: Steffe*

In the matter of ZBA 26-06, Board Member Steffe moved, seconded by Board Member Rankin, to recommend the Village Board of Trustees approve 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 District, in accordance with the plans submitted.

Motion carried 6 - 0.

*Ayes: Wheeler, Flores, Pyter, Rankin, Sherman, Steffe
Nays: None
Absent: Zych*

In the matter of ZBA 26-07, Board Member Pyter moved, seconded by Board Member Rankin, to recommend the Village Board of Trustees approve 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 District, in accordance with the plans submitted.

Motion carried 6 - 0.

*Ayes: Wheeler, Flores, Pyter, Rankin, Sherman, Steffe
Nays: None
Absent: Zych*

In the matter of ZBA 26-08, Board Member Steffe moved, seconded by Board Member Rankin, to recommend the Village Board of Trustees approve a variation to omit the parking lot screening requirements for a new industrial building for property located in an I-1 Limited Industrial District, in accordance with the plans submitted.

Motion carried 6 - 0.

Ayes: Wheeler, Flores, Pyter, Rankin, Sherman, Steffe

Nays: None

Absent: Zych

ATTACHMENTS

PLAN SET CAN BE VIEWED AT:

https://www.libertyville.com/DocumentCenter/View/25209/PC-2603-04_ZBA-2602-08_30532-N-Harris-Road_combined



VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date:	March 10, 2026
Agenda Item:	REPORT OF THE PLAN COMMISSION PC 26-07, Text Amendment – Smoking Supplies Retailers Village of Libertyville, Applicant
Staff Recommendation to Plan Commission:	Approve Text Amendment
PC Recommendation:	Approval of the Report
Staff Contact:	Heather J. Rowe, Director of Community Development

Background: With the continued expansion in sales of certain tobacco products such as electronic cigarettes and alternatives to conventional tobacco products, there has been increased demand for retailers dedicated to provision of these products. In an effort to regulate these use types and protect the historic character of the C-1 Downtown Core Commercial District and adjoining C-2 Downtown Community Commercial District and maintain a compatible mix of uses consistent with the nature of the district and the community functions held therein, the Village of Libertyville is proposing a Text Amendment to the Zoning Code to exclude “tobacco, electronic cigarette, and other smoking supplies retailers” as a principal use in the C-1 and C-2 zoning districts.

The Village would continue to permit Tobacco stores as a principal use with accessory sales of e-cigarettes and related products in the C-3 and C-4 zoning districts. Additionally, existing businesses that sell tobacco products accessory to their principal use, such as gas stations and liquor stores, would be able to continue sales of these products so long as it was not the principal use of a property. The Code defines accessory uses as those that are “customarily incidental to and subordinate to the principal use”.

The Plan Commission heard this request at their February 23, 2026 meeting and concurred with the proposed Text Amendment. A motion to recommend Village Board of Trustees approval passed with a vote of 6 – 0.

If the Board approves the Report of the Plan Commission, an ordinance has been prepared for consideration and adoption at tonight’s meeting.

Attachments:

1. Plan Commission Report
2. Minute Excerpts from the Plan Commission Meeting

REPORT OF THE PLAN COMMISSION

REPORT ON: PC 26-07, Village of Libertyville

TO THE VILLAGE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

Pursuant to the **APPLICATION** of the **VILLAGE OF LIBERTVILLE**, the **PLAN COMMISSION** of the Village of Libertyville held a **PUBLIC HEARING** to consider the **APPLICATION FOR A TEXT AMENDMENT TO THE VILLAGE OF LIBERTYVILLE ZONING CODE TO SECTIONS 26-5-2.2 AND 26-5-3.2, RELATING TO THE PROHIBITION OF TOBACCO, ELECTRONIC CIGARETTE, AND OTHER SMOKING SUPPLIES RETAILERS AS PERMITTED OR SPECIAL USES IN THE C-1 DOWNTOWN COMMERCIAL CORE DISTRICT AND C-2 DOWNTOWN COMMUNITY COMMERCIAL DISTRICT, CHAPTER 26, SECTIONS 5-2.2 AND 5-3.2**, according to the provisions cited in the Libertyville Municipal code as amended, with the aforesaid real estate being described in Exhibit A, attached.

The aforesaid **PUBLIC HEARING** was duly advertised on **FEBRUARY 6, 2026**, and held on **FEBRUARY 23, 2026**, at **7:00 P.M.**, in the Village Hall, 118 West Cook Avenue, Libertyville, Illinois.

At the **PUBLIC HEARING** the applicant and witnesses were duly sworn and questioned by the Plan Commission.

Background:

The applicant, the Village of Libertyville, is requesting approval for a Text Amendment to the Village of Libertyville Zoning Code in order to exclude tobacco, electronic cigarette, and other smoking supplies retailers in the C-1 and C-2 zoning districts.

The C-1 and C-2 zoning districts are intended to serve as the historic core of the Village with an emphasis on preservation of the Village's historic character coupled with the promotion of uses and businesses which are consistent and compatible with the existing nature of these districts and the community functions which occur in and around Cook Park.

With the continued expansion in sales of certain tobacco products, such as electronic cigarettes, as alternatives to conventional tobacco products, there has been increased demand for retailers dedicated to provision of these products. In an effort to regulate these use types and protect the character of the C-1 and C-2 zoning districts, which are home to many of the Village's historic buildings and a gathering space for community-centered activities, the Village is proposing a text amendment to prohibit the establishment of businesses where the primary function is to sell tobacco, electronic cigarettes, and the associated products within the C-1 or C-2 district.

The Village would continue to permit Tobacco stores as a principal use with accessory sales of e-cigarettes and related products in the C-3 and C-4 zoning districts. Additionally, existing businesses that sell tobacco products accessory to their principal use, such as gas stations and

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liquor stores, would be able to continue sales of these products so long as it was not the principal use of a property. The Code defines accessory uses as those that are “customarily incidental to and subordinate to the principal use”.

Standards for Text Amendment:

Please note that Staff has provided a written response to the Standards for Text Amendment attached as Exhibit A.

Public Correspondence:

As of publication of staff’s report, no correspondence regarding the proposed development has been received by members of the public.

PLAN COMMISSION MOTION:

WHEREFORE, the Plan Commission of the Village of Libertyville, Lake County, Illinois is recommending to the Village President and the Board of Trustees, that this **APPLICATION FOR A TEXT AMENDMENT TO SECTION 26-5-5.3 OF THE LIBERTYVILLE ZONING CODE TO MODIFY PORTIONS OF THE SPECIAL USES LAND USE CATEGORY IN ORDER TO ADD RAGE AMUSEMENT LOUNGE AND AXE THROWING LOUNGE IN THE SPECIAL USES CATEGORY UNDER THE AMUSEMENT, GAMBLING AND RECREATION INDUSTRIES DESIGNATION** be **APPROVED, AS FOLLOWS (ADDITIONS IN BOLD FONT)**:

26-5-2.2. *Permitted uses.* Except as specifically limited herein and in subsection 26-5-2.4, the following uses are permitted as of right in the C-1 Downtown Core Commercial District, but only when conducted entirely within an enclosed building, unless otherwise specified:

- (l) Retail trade, but limited to:
 - (1) Building material and garden equipment and supplies dealers (444), but limited to:
 - a. Hardware stores (44413).
 - b. Other building material dealers (44419), limited to glass stores.
 - c. Paint and wallpaper stores (44412).
 - (2) Clothing and clothing accessory stores (448).
 - (3) Electronics and appliance stores (443).
 - (4) Food and beverage stores (445).
 - (5) Furniture and home furnishing stores (442).
 - (6) General merchandise stores, but excluding warehouse clubs and superstores (452).
 - (7) Health and personal care stores (446).

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- (8) Miscellaneous store retailers (453), except manufactured home dealers **and tobacco, electronic cigarette, and other smoking supplies retailers.**

26-5-3.2. *Permitted uses.* Except as specifically limited herein and in subsection 26-5-3.4, the following uses are permitted as of right in the C-2 Downtown Community Commercial Districts but only when conducted entirely within an enclosed building, unless otherwise specified:

- (k) Retail trade, but limited to:
 - (1) Building material and garden equipment and supplies dealers (444), but limited to:
 - a. Hardware stores (44413).
 - b. Other building material dealers (44419), limited to glass stores.
 - c. Paint and wallpaper stores (44412).
 - (2) Clothing and clothing accessory stores (448).
 - (3) Electronics and appliance stores (443).
 - (4) Food and beverage stores (445).
 - (5) Furniture and home furnishing stores (442).
 - (6) Gasoline stations, but limited to gasoline stations with convenience stores (44711), including minor vehicle repair.
 - (7) General merchandise stores, but excluding warehouse clubs and superstores (452);.
 - (8) Health and personal care stores (446).
 - (9) Miscellaneous store retailers (453), except manufactured home dealers **and tobacco, electronic cigarette, and other smoking supplies retailers.**

The vote of the Plan Commission recommending **APPROVAL** was 6 - 0, recorded as follows:

AYES: STEFFE, FLORES, PYTER, RANKIN, SHERMAN, WHEELER

NAYS: NONE

ABSENT: ZYCH

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Respectfully Submitted, March 3, 2026.

Chair, Plan Commission

Secretary, Plan Commission

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EXHIBIT A

Applicant Submitted Response to Standards

Response to Standards for Amendments to the Municipal Code in Chapter 26 regarding uses in the C-1 and C-2 Zoning District

- a. *The consistency of the proposed amendment with the purposes of this chapter.* The proposed text amendment would be consistent with the Village's stated purpose with regard to zoning and ensuring consistent and compatible uses within the Village's zoning district.
- b. *The existing uses and zoning classifications of properties in the vicinity of the subject property.* Not applicable. The proposed amendment to the municipal code would apply to the C-1 and C-2 zoning districts as a whole.
- c. *The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.* With the continued expansion of certain tobacco products, such as electronic cigarettes, as alternatives to conventional tobacco products, there has been increased demand for retailers dedicated to provision of these products. The Village will continue to permit Tobacco stores as a principal use with accessory sales of e-cigarettes and related products in the C-3 and C-4 zoning districts, however the establishment of these types of dedicated principal uses in the C-1 and C-2 district should be prohibited in order to preserve the character of the downtown area.
- d. *The extent to which the value of the subject property is diminished by its present zoning classification.* The C-1 and C-2 districts will continue to allow numerous other business operations as permitted uses in each district. Sale of tobacco and electronic cigarettes products will still be allowed as an accessory use to certain other uses permitted in these districts provided the activity is determined customarily incidental to and subordinate to the principal use, but this proposed amendment would prohibit establishments where the primary function is to sell tobacco, electronic cigarettes, and the associated products.
- e. *The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.* The prohibition of uses where sale of tobacco and electronic cigarettes is the primary purpose will further protect the character and enjoyment of the C-1 and C-2 districts.
- f. *The extent, if any, to which the use and enjoyment of adjacent properties would be adversely affected by the proposed amendment.* The adjacent zoning districts would not be affected by the proposed text amendment.
- g. *The extent, if any, to which the value of adjacent properties would be adversely affected by the proposed amendment.* The property values of the adjacent zoning districts would not be affected by the proposed text amendment.

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h. *The extent, if any, to which the future orderly development of adjacent properties would be adversely affected by the proposed amendment.* The proposed text amendment would not impact the orderly development of any properties, as numerous other uses would remain as permitted by-right or via special use permit.

i. *The suitability of the subject property for uses permitted or specially permitted under its zoning classification.* Not applicable. The proposed amendment to the municipal code would apply to the C-1 and C-2 zoning districts as a whole.

j. *The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.* Not applicable. The proposed amendment to the municipal code would apply to the C-1 and C-2 zoning districts as a whole.

k. *The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or specially permitted under its present and proposed zoning classification.* Not applicable. The proposed amendment to the municipal code would apply to the C-1 and C-2 zoning districts as a whole.

l. *The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.* Not applicable. The proposed amendment to the municipal code would apply to the C-1 and C-2 zoning districts as a whole.

m. *The community need for the proposed amendment and for the uses and development it would allow.* The proposed text amendment would prohibit establishment of operations in which the primary purpose is to sell tobacco products, including electronic cigarettes and other tobacco alternatives. The proposed text amendment does not add any uses to the permitted or specially permitted list of uses in either zoning district.

EXCERPTS FROM PLAN COMMISSION MEETING MINUTES

Excerpt from the Draft Minutes of the February 23, 2026, Plan Commission Meeting

PC 26-07 Village of Libertyville, Applicant

Request is for a Text Amendment to the Village of Libertyville Zoning Code to Sections 26-5-2.2 and 26-5-3.2, relating to the prohibition of tobacco, electronic cigarette, and other smoking supplies retailers as permitted or special uses in the C-1 Downtown Commercial Core District and C-2 Downtown Community Commercial District.

Ms. Heather Rowe, Director of Community Development gave a background on the request. Ms. Rowe indicated the Village had gotten many requests regarding tobacco related businesses. Ms. Rowe said the Village did not currently allow stand-alone electronic or vape businesses, but that these were allowed as an accessory use where it is customarily incidental to the main business. Ms. Rowe said the tobacco shops apply in the C-1 Core District and C-2 Districts. Ms. Rowe wanted to give the Commission and the Board an opportunity to discuss the appropriateness of these types of businesses to be in the downtown areas. The text amendment would make it so tobacco related business would not be permitted in those C-1 and C-2 districts. Ms. Rowe explained it would remain an accessory use to business with an example of a gas station. Ms. Rowe outlined the locations of the C-1 and C-2 districts on the map.

Commissioner Sherman indicated he didn't see any upsides to allowing tobacco and other smoking shops. Commissioner Sherman didn't want to allow.

Commissioner Flores asked about clarification on what is currently allowed.

Ms. Rowe indicated vape shops are not allowed at all in the Village. Ms. Rowe indicated currently a tobacco shop is allowed in the C-1 and C-2 districts.

Commissioner Flores asked about why this hasn't happened already.

Ms. Rowe said there was a request as recently as a couple of months ago and about a year and a half ago, but ultimately the landlords went with other users or didn't reach lease term agreements. Ms. Rowe noted one did recently open in the district on the southeast corner of Park Avenue and Milwaukee Avenue.

Ms. Brooke Lenneman, Village Attorney, said this proposed text amendment would clarify that tobacco, electronic cigarettes, and other smoking supply retainers as a principle use would not be permitted.

Commissioner Sherman asked if an affirmative vote would keep it not permitted.

Ms. Rowe further clarified that it is currently permitted and the text amendment is to make it not permitted. Ms. Rowe noted that current tobacco-related businesses would be legal non-conforming should this proposal pass.

Commissioner Steffe asked whether an existing tobacco related business could maintain the same use if the existing business would close.

Ms. Rowe said there was a time restraint on the same type of business opening in the same spot.

Commissioner Flores asked if any existing businesses would be grandfathered in.

Ms. Rowe said those would be legal non-conforming businesses.

Commissioner Sherman asked about gas stations selling the tobacco products.

Ms. Rowe indicated gas stations were selling these items as accessory and would be allowed to continue to do so as the main business of a gas station is a fueling station.

Ms. Lenneman clarified that another place where selling these products would be allowed could be like a grocery store.

Commissioner Wheeler was generally in favor.

Commissioner Pyter was thankful for the clarifications and had no further questions.

Chairman Steffe clarified if they were voting to approve, they were against allowing the sale of tobacco, electronic cigarette, and other smoking supplies.

In the matter of PC 26-07, Commissioner Wheeler moved, seconded by Commissioner Flores to recommend the Village Board of Trustees approve a Text Amendment to the Village of Libertyville Zoning Code to Sections 26-5-2.2 and 26-5-3.2, relating to the prohibition of tobacco, electronic cigarette, and other smoking supplies retailers as permitted or special uses in the C-1 Downtown Commercial Core District and C-2 Downtown Community Commercial District, as follows:

26-5-2.2. Permitted uses. Except as specifically limited herein and in subsection 26-5-2.4, the following uses are permitted as of right in the C-1 Downtown Core Commercial District, but only when conducted entirely within an enclosed building, unless otherwise specified:

(1) Retail trade, but limited to:

(1) Building material and garden equipment and supplies dealers (444), but limited to:

a. Hardware stores (44413).

b. Other building material dealers (44419), limited to glass stores.

c. Paint and wallpaper stores (44412).

(2) Clothing and clothing accessory stores (448).

(3) Electronics and appliance stores (443).

(4) Food and beverage stores (445).

(5) Furniture and home furnishing stores (442).

(6) General merchandise stores, but excluding warehouse clubs and superstores (452).

(7) Health and personal care stores (446).

*(8) Miscellaneous store retailers (453), except manufactured home dealers **and tobacco, electronic cigarette, and other smoking supplies retailers.***

Motion carried 6 - 0.

Ayes: Steffe, Flores, Pyter, Rankin, Sherman, Wheeler

Nays: None

Absent: Zych

ATTACHMENT

PLAN SET CAN BE VIEWED AT:

https://www.libertyville.com/DocumentCenter/View/25228/PC-26-07_Text-Amendment_combined



VILLAGE BOARD AGENDA SUPPLEMENT

Meeting Date: March 10, 2026

Agenda Item: Consideration of an Ordinance Amending Sections 26-5-2 and 26-5-3 of the Libertyville Zoning Code Regarding Permitted Uses Relating to Miscellaneous Store Retailers in the C-1 Downtown Core Commercial District and C-2 Downtown Community Commercial District – **Smoking Supplies Retailers**

Staff Recommendation: Approve Ordinance

Staff Contact: Heather J. Rowe, Director of Community Development

Background: The attached ordinance would approve amendments to Sections 26-5-2 and 26-5-3 of the Libertyville Zoning Code in order to exclude tobacco, electronic cigarette, and other smoking supplies retailers as a permitted use in the C-1 Downtown Core Commercial District and C-2 Downtown Community Commercial District. The attached ordinance has been prepared for consideration and adoption at tonight’s meeting in the event that the Report of the Plan Commission has been approved.

Staff recommends the Village Board approve the attached ordinance.

Attachments:

1. Ordinance

VILLAGE OF LIBERTYVILLE

ORDINANCE 26-O-_____

AN ORDINANCE AMENDING SECTIONS 26-5-2 AND 26-5-3 OF
THE LIBERTYVILLE ZONING CODE REGARDING PERMITTED USES
RELATING TO MISCELLANEOUS STORE RETAILERS IN
THE C-1 DOWNTOWN CORE COMMERCIAL DISTRICT AND
C-2 DOWNTOWN COMMUNITY COMMERCIAL DISTRICT

Adopted by the
President and Board of Trustees
of
the Village of Libertyville
Lake County, Illinois
This __ day of _____, 2026.

Published in pamphlet form by
Direction and authority of the
Village of Libertyville
Lake County, Illinois
This __ day of _____, 2026.

VILLAGE OF LIBERTYVILLE

ORDINANCE NO. 26-O-_____

AN ORDINANCE AMENDING SECTIONS 26-5-2 AND 26-5-3 OF
THE LIBERTYVILLE ZONING CODE REGARDING PERMITTED USES
RELATING TO MISCELLANEOUS STORE RETAILERS IN
THE C-1 DOWNTOWN CORE COMMERCIAL DISTRICT AND
C-2 DOWNTOWN COMMUNITY COMMERCIAL DISTRICT

WHEREAS, Sections 26-5-2.2 and Section 26-5-3.2 of the “Libertyville Zoning Code,” as amended (“*Zoning Code*”), set forth the permitted uses with the Village’s C-1 Downtown Core Commercial District (“*C-1 District*”) and C-2 Downtown Community Commercial District (“*C-2 District*”); and

WHEREAS, the Village desires to amend Sections 26-5-2.2 and 26-5-3.2 of the Zoning Code to prohibit the sale of tobacco, electronic cigarettes, and other smoking supplies as a principal use in the C-1 District and C-2 District (collectively, “*Proposed Amendments*”); and

WHEREAS, a public hearing of the Plan Commission of the Village to consider approval of the Proposed Amendments was duly advertised in the *Daily Herald* on February 6, 2026, and held on February 23, 2026; and

WHEREAS, on February 23, 2026, the Plan Commission voted unanimously to recommend approval of the Proposed Amendments; and

WHEREAS, the Village President and Board of Trustees have determined that the Proposed Amendments meet the required standards for text amendments set forth in Article 16 of the Zoning Code; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interest of the Village to amend the Zoning Code as set forth in this Ordinance;

Additions are bold and double-underlined; ~~deletions are struck through.~~

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2: Permitted Uses in the C-1 District. Section 26-5-2.2, titled “Permitted Uses,” of Section 26-6-2 titled “C-1 Downtown Community Commercial District,” of Article 5, titled “Districts Requirements,” of the Zoning Code is hereby amended to read as follows:

“26-5-2.2. *Permitted uses.* Except as specifically limited herein and in subsection 26-5-2.4, the following uses are permitted as of right in the C-1 Downtown Core Commercial District, but only when conducted entirely within an enclosed building, unless otherwise specified:

* * *

- (l) Retail trade, but limited to:
 - (1) Building material and garden equipment and supplies dealers (444), but limited to:
 - a. Hardware stores (44413).
 - b. Other building material dealers (44419), limited to glass stores.
 - c. Paint and wallpaper stores (44412).
 - (2) Clothing and clothing accessory stores (448).
 - (3) Electronics and appliance stores (443).
 - (4) Food and beverage stores (445).
 - (5) Furniture and home furnishing stores (442).
 - (6) General merchandise stores, but excluding warehouse clubs and superstores (452).
 - (7) Health and personal care stores (446).
 - (8) Miscellaneous store retailers (453), except manufactured home dealers **and tobacco, electronic cigarette, and other smoking supplies retailers.**

Additions are bold and double-underlined; deletions are struck through.

- (9) Motor vehicle and parts dealers, but limited to automotive parts and accessory stores, but excluding vehicle repair (441).
- (10) Sporting goods, hobby, book and music stores (451), but excluding gun shops (451110).”

SECTION 3: Permitted Uses in the C-2 District. Section 26-5-3.2, titled “Permitted Uses,” of Section 26-6-3 titled “C-2 Downtown Community Commercial District,” of Article 5, titled “Districts Requirements,” of the Zoning Code is hereby amended to read as follows:

“26-5-3.2. *Permitted uses.* Except as specifically limited herein and in subsection 26-5-3.4, the following uses are permitted as of right in the C-2 Downtown Community Commercial Districts but only when conducted entirely within an enclosed building, unless otherwise specified:

* * *

(k) Retail trade, but limited to:

- (1) Building material and garden equipment and supplies dealers (444), but limited to:
 - a. Hardware stores (44413).
 - b. Other building material dealers (44419), limited to glass stores.
 - c. Paint and wallpaper stores (44412).
- (2) Clothing and clothing accessory stores (448).
- (3) Electronics and appliance stores (443).
- (4) Food and beverage stores (445).
- (5) Furniture and home furnishing stores (442).
- (6) Gasoline stations, but limited to gasoline stations with convenience stores (44711), including minor vehicle repair.
- (7) General merchandise stores, but excluding warehouse clubs and superstores (452);
- (8) Health and personal care stores (446).
- (9) Miscellaneous store retailers (453), except manufactured home dealers; **and tobacco, electronic cigarette, and other smoking supplies retailers.**
- (10) Motor vehicle and parts dealers, but limited to automotive parts and accessory stores, but excluding vehicle repair (441).

Additions are bold and double-underlined; deletions are struck through.

(11) Sporting goods, hobby, book and music stores (451), but excluding gun shops (451110).”

SECTION 4: Publication. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION 5: Effective Date. This Ordinance will be in full force from and after its passage and approval in the manner provided by law.

PASSED this ___ day of _____, 2026.

AYES:

NAYS:

ABSENT:

APPROVED this ___ day of _____, 2026.

Donna Johnson, Village President

ATTEST:

Margaret Clark, Village Clerk

Additions are bold and double-underlined; ~~deletions are struck through.~~



PETITIONS AND COMMUNICATIONS
March 10, 2026

The Appearance Review Commission/Historic Preservation Commission will meet at 4:00 p.m. on Monday, March 16, 2026.

The Plan Commission/Zoning Board of Appeals will **NOT** meet at 7:00 p.m. on Monday, March 16, 2026.

The Economic Development Commission will meet at 7:30 a.m. on Tuesday, March 18, 2026.

Sustain Libertyville Commission will meet at 4:00 p.m. on Wednesday, March 18, 2026

The Public Works Committee will meet at 6:00 p.m. on Tuesday, March 24, 2026.

The Village Board will meet at 7:00 p.m. on Tuesday, March 24, 2026.

**All meetings will take place at the Village Hall unless otherwise noted.*