



## PLAN COMMISSION

Monday, February 23, 2026 at 7:00 PM

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

### AGENDA

1. **Roll Call**
2. **Approval of Minutes - None**
3. **Old Business**
  - A. None.
4. **New Business**
  - A. **PC 26-03**, Aston Villa Land Partners LLC, Applicant. 30532-30568 N. Harris Road.  
Public Hearing to consider a request 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.  
Public Hearing to consider 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.
  - B. **PC 26-05**, ABJ Ventures, LLC, Applicant. 1419 Peterson Road.  
Public Hearing to consider a request for a Text Amendment to Section 5-5.3 of the Libertyville Zoning Code, C-4 Shopping Center Commercial District, 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.  
Public Hearing to consider a request for a Special Use Permit to allow a Rage Amusement Lounge and Axe Throwing Lounge for property located in a C-4 Shopping Center Commercial District.
  - C. **PC 26-07**, Village of Libertyville, Applicant.  
Public Hearing to consider a request for a Text Amendment to the Libertyville Zoning Code Section 26-5-2 and 26-5-3 regarding Permitted Uses relating to Miscellaneous store retailers in the C-1 Downtown Core Commercial District and C-2 Downtown Community Commercial District in order to exclude tobacco, electronic cigarette, and other smoking supplies retailers as a permitted or specially permitted use.

---

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



## ZONING BOARD OF APPEALS

Monday, February 23, 2026 at 7:00 PM

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

### AGENDA

1. **Roll Call**
2. **Approval of Minutes** - None
3. **Old Business**
  - A. None.
4. **New Business**
  - A. **ZBA 26-02**, Aston Villa Land Partners LLC, Applicant. 30532-30568 N. Harris Road. Public Hearing to consider a request for a variation to increase the maximum building height for the principal building in order to construct a new industrial building along with other site improvements for property located in an I-1 Limited Industrial and O-2 Office, Manufacturing and Distribution Park District.  
  
**ZBA 26-03**, Aston Villa Land Partners LLC, Applicant. 30532-30568 N. Harris Road. Public Hearing to consider a request for a variation to reduce the required parking lot setback along Peterson Road in order to construct a new industrial building along with other site improvements for property located in an I-1 Limited Industrial and O-2 Office, Manufacturing and Distribution Park District.  
  
**ZBA 26-04**, Aston Villa Land Partners LLC, Applicant. 30532-30568 N. Harris Road. Public Hearing to consider a request for a variation to reduce the Perimeter Landscape Open Space requirements in order to construct a new industrial building along with other site improvements for property located in an I-1 Limited Industrial and O-2 Office, Manufacturing and Distribution Park District.  
  
**ZBA 26-05**, Aston Villa Land Partners LLC, Applicant. 30532-30568 N. Harris Road. Public Hearing to consider a request for a variation to increase the maximum permitted sign area for a wall sign on a new industrial building for property located in an I-1 Limited Industrial and O-2 Office, Manufacturing and Distribution Park District.  
  
**ZBA 26-06**, Aston Villa Land Partners LLC, Applicant. 30532-30568 N. Harris Road. Public Hearing to consider a request for a variation to increase the maximum permitted number of ground signs from one (1) to two (2) for a new industrial building for property located in an I-1 Limited Industrial and O-2 Office, Manufacturing and Distribution Park District.

---

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

*Assistive listening devices are available.*

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

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

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

---

**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.*