

VILLAGE OF BANNOCKBURN

ORDINANCE NO. 2025-O-17

**ORDINANCE AMENDING SECTION 260-506 AND 260-906 OF THE VILLAGE OF
BANNOCKBURN ZONING CODE RELATING TO SPECIAL USES IN THE OFFICE DISTRICT**

Adopted by the
President and Board of Trustees
of
the Village of Bannockburn
this 14 day of October, 2025

Published in pamphlet form by direction
and authority of the Village of Bannockburn,
Lake County, Illinois
this 15 day of October, 2025

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ORDINANCE AMENDING SECTION 260-506 AND 260-906 OF THE VILLAGE OF BANNOCKBURN ZONING CODE RELATING TO SPECIAL USES IN THE OFFICE DISTRICT

WHEREAS, the Village of Bannockburn (the "**Village**") is a home rule municipality under the Illinois Constitution; and

WHEREAS, the Village has enacted the Bannockburn Zoning Code ("**Zoning Code**"), which regulates the development and use of land within the Village; and

WHEREAS, Article V of the Village of Bannockburn Zoning Code ("**Zoning Code**") sets forth regulations for land uses and development within the Village's Office Districts; and

WHEREAS, IAG Holdings – 2121 LLC and Anthony Donato (collectively, "**Applicant**") desire to convert an existing office building located at 2121 Waukegan Drive in the Village's "O" District to a self-storage facility and seek amendments to the Zoning Code to authorize such a use (the "**Proposed Amendments**"); and

WHEREAS, pursuant to notices duly published in the *Lake County News-Sun*, the Bannockburn Plan Commission/ Zoning Board of Appeals ("**PCZBA**") conducted a public hearing on September 10, 2025 for the purpose of hearing and considering testimony regarding the Proposed Amendments; and

WHEREAS, the PCZBA, having fully heard and considered the testimony by all those attending the public hearing who wished to testify, recommended that the Proposed Amendments be adopted; and

WHEREAS, the President and Board of Trustees have considered the PCZBA's recommendation and determined that amendment to Article V of the Zoning Code as set forth in this Ordinance is necessary, desirable, and appropriate;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BANNOCKBURN, COUNTY OF LAKE, STATE OF

ILLINOIS, as follows:

SECTION ONE: **Recitals.** The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: **Amendment to Section 260-506.** Section 260-506, titled "Special Uses," of Article V, titled "Office District," of Chapter 260, titled "Zoning," of the Bannockburn Village Code is hereby amended in part as follows:

§ 260-506 Special Uses

* * *

C. Miscellaneous.

* * *

(22) Self-storage and mini-warehouse facilities on a lot that either:

(a) Has frontage along Illinois Route 43 and which may include authorization of a site plan that permits multiple principal buildings on the same zoning lot. Multiple principal structures shall be subject to such conditions established as part of the special use permit approved by the Board of Trustees; or

(b) Has frontage along the Tri-State Tollway, but is not within 1,200 feet of the Illinois Route 22 right-of-way, and which may include as part of the special use approval relief from (i) the floor area regulations in Section 260-511, (ii) relief from the yard or setback requirements in Section 260-511 but only with respect to setbacks adjacent to the Tollway, or (iii) the sign regulations of Sections 260-508 and 260-906 of this Code.

No self-storage or mini-warehouse facility shall be located within 2,750 feet of another lot on which a self-storage or mini-warehouse facility is located; **except that self-storage or mini-warehouse facilities on lots with frontage on Illinois Route 43, abutting Lake County Forest Preserve District property, and within 1,000 feet of school district property may be located at least 500 feet from another lot on which a self-storage or mini-warehouse facility is located.**

SECTION THREE: **Amendment to Section 260-906.** Section 260-906, titled "Signs," of Article IX, titled "District Regulations of General Applicability," of Chapter 260, titled "Zoning," of the Bannockburn Village Code is hereby amended in part as follows:

§ 260-906 Signs

* * *

D. General standards. The following general standards shall apply to all signs. Any sign not in compliance with such standards shall be immediately corrected or shall be deemed to be in violation of this code.

(1) Illumination

* * *

(d) Time of illumination. No illuminated sign nor any sign in which lighting is integrated with or is part of the sign shall be or remain illuminated after the time that the activity to which the sign pertains has closed for business, except (1) signs located adjacent to and facing the Illinois Tollway may be illuminated at any time and, **(2) if expressly authorized by special use permit for a self-storage or mini-warehouse facility with frontage along Illinois Route 43 in the Office District, one wall sign facing said Route 43 may be illuminated between 7:00 a.m. and 10:00 p.m. on any day of the week, and** (23) if authorized by special use permit, wall signs located on a lot in the Office District that does not directly abut any public street and is at least 10 acres in size may be illuminated while the activity to which the sign pertains is closed for business, but in no event earlier than 7:00 a.m. nor later than 10:00 p.m. on any day of the week.

* * *

H. District regulations: residential districts, PLB District, and Office District. Signs shall be permitted in the A and B Districts, the PLB District, and the O District as follows:

* * *

(4) Maximum gross surface area of signs permitted.

* * *

(g) All other permitted signs: not to exceed 15 square feet per lot; except that, if authorized by a special use permit, one identification or joint identification wall sign may be installed on a lot to a maximum of 100 square feet of signage, provided that:

* * *

[5] the lot is located in the Office District with frontage along Illinois Route 43, the wall sign faces said Route 43, and the wall sign is set back at least 500 feet from any public right of way.

* * *

(5) Maximum height of signs permitted:

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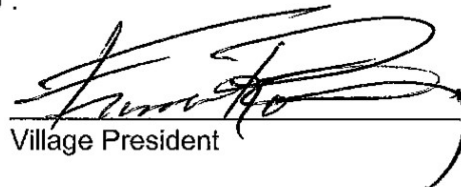
(d) Wall signs: 15 feet, but in no event higher than the bottom of any second floor window, except that (1) on lots adjacent to the Illinois Tollway, wall signs facing said Tollway may be located along and no less than one foot from the top of the building wall, and (2) if authorized by special use permit, on a lot in the Office District that does not directly abut any public street and is at least 10 acres in size, one wall sign may be located along and not less than two feet five inches from the top of the building wall, and (3) if authorized by special use permit, on a lot in the Office District that abuts the Illinois Tollway and is at least six acres in size, one wall sign facing the Tollway may be located along and not more than 1 1/2 inches above the top of the building wall, and (4) if authorized by special use permit, on lots in the Office District with frontage along Illinois Route 43, one wall sign facing said Route 43 may be located along and not less than one foot from the top of the building wall.

SECTION FOUR. **Effective Date.** This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form in the manner provided by law.

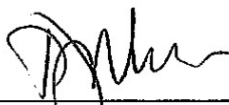
PASSED THIS 14 DAY OF OCTOBER, 2025.

AYES: (5) Boyle, Cox, Kocer, Kozonis, Martin
NAYS: (0)
ABSENT: (1) Turner
ABSTAIN: (0)

APPROVED THIS 14 DAY OF OCTOBER, 2025 .


Village President

ATTEST:


Village Clerk