

# Village of Timberlane Zoning Committee

July 23rd, 2026  
6:30 PM.

## PUBLIC HEARING

### CALL THE MEETING TO ORDER (Greg Hills states):

This Public Hearing of the Planning Zoning Committee is called to order on July 23<sup>rd</sup>, 2026, at 6:30 PM.

### COMMITTEE MEMBERS PRESENT by roll call (Greg Hills states):

Chairman: Greg Hills

Members Present: Darcy Hills, Paul Loner, Rick DeSimone, Donna Leone

Members Absent:

Also Present: President Steve Rapp, Clerk Debra Marnier

**GUESTS** in attendance: X

### AGENDA (Greg Hills states):

Petitioner *Roundabout Ventures, LLC* has filed an omnibus land-use application consisting of four petitions seeking the following relief, in connection with the development and use of the Subject Property for a self-service storage facility with outdoor commercial vehicle storage and two off-site sign structures:

**Location of Request:** The subject property is approximately 23.65 acres located at the northeast corner of Illinois Route 76 (Fairgrounds Road) and Caledonia Road, commonly known as 10568 Caledonia Road, Belvidere (Village of Timberlane), Boone County, Illinois, and identified as Boone County Permanent Index Numbers 05-11-300-015, 05-11-100-018 and 05-11-100-019, presently zoned I-L Light Industrial District.

### NATURE OF THE RELIEFS REQUESTED: (Petitioner or Greg Hills states):

**PETITION No. 1 — SIGN VARIANCES.** Variances from the Village of Timberlane Sign Ordinance (Ord. No. O12-292-01), including Sections 5.6.2, 5.6.7, and 5.6.8, to authorize two (2) off-site sign structures on the Subject Property at their existing dimensions and configuration, including sign face area, number of faces, height, spacing, and illumination, including external LED floodlight illumination of one static sign structure and a full-color electronic multi-message (LED) display on the other sign structure.

**PETITION No. 2 — SITE DEVELOPMENT VARIANCES.** Variances from the Village of Timberlane Zoning Ordinance (Ord. No. O25-079-01), including Sections 1.7, 4.3, and 10.5, concerning off-street parking quantity; parking and storage area surfacing; curb-and-gutter, wheel-guard, and striping requirements (Sections 4.3.J, 4.3.K, and 4.3.L); maximum lot coverage; and front-yard setback, as applied to the proposed self-service storage facility and its outdoor storage area.

**PETITION No. 3 — ZONING TEXT AMENDMENTS.** Amendments to the text of the Zoning Ordinance and the Sign Ordinance, namely: (a) amending Chapter 2 (Definitions) and Chapter 4 (Off-Street Parking) to distinguish "Parking Areas" from "Outdoor Storage Areas" and to add a new Section 4.3.Q; (b) amending Section 10.3.1.C (I-L Light Industrial District permitted uses) to add self-service storage facilities and accessory outdoor storage of recreational vehicles, boats, campers, and trailers, and adding a definition of "Self-Service Storage Facility"; (c) amending the definition of "Lot Coverage" in Chapter 2 and Section 1.7; (d) amending Sign Ordinance Section 5.6.8.G (off-site sign height); (e) amending Sign Ordinance Section 5.6.2.H.7 and adding a new Section 5.6.15 to permit electronic multi-message displays in the I-L Light Industrial District subject to operational standards; and (f) adding a new Section 18.4 to Chapter 18 (Performance Standards) cross-referencing those operational standards.

**PETITION No. 4 — SPECIAL USE PERMIT.** A Special Use Permit under Chapter 14 of the Zoning Ordinance and 65 ILCS 5/11-13-1.1 to authorize commercial vehicle storage in the I-L Light Industrial District on the Subject Property, including the outdoor parking and storage of commercial, work, contractor, recreational, and similar vehicles, trailers, and equipment. The petitions also request such other, further, alternative, or related relief as may be necessary or appropriate to grant the relief described above, including any variance, amendment, or special use reasonably related to or in support of the petitions.

**NOTICE OF PUBLIC HEARING** (*Greg Hills States*):

Pursuant to State Law and the requirements of the Timberlane Zoning Ordinance, notification to the public was made as follows:

- **Notice of Public Hearing**, published in Boone County Journal on Tuesday, July 7<sup>th</sup>, 2026
- **Notice of Public Hearing** sent to adjacent property owners as identified by applicant. Chairman sent letters on July 8<sup>th</sup>, 2026.
- **Posting of Notice of Public Hearing Sign** on applicants' property on or about July 8<sup>th</sup>, 2026

## **ORDER OF PRESENTATION:**

(Chairman's job is to control the meeting and see that everyone has an opportunity to speak)

1. **Chairman swears in all who wish to speak for & against the petition:**  
(*Not the Planning Zoning Committee members or Pres or Clerk*)

### **"Raise your right hand please"**

"Do you swear to tell the truth to the best of your ability – so help you God"

**or**

"Do you swear to tell the truth to the best of your ability "

2. **Chairman** requests petitioner to present his/her reasons for the requested Zoning Variances and Special Use permit. (*Petitioner may have his Engineer or Attorney or other persons speak on their behalf.*)
3. **Chairman** requests **audience members against** the petition to speak.  
(*Ask each person to give their name and address*)
4. **Chairman** requests **audience members for** the petition to speak.  
(*Ask each person to give their name and address*)
5. **Chairman:** "Does the petitioner have any further comments?"
6. **Chairman** opens questions from **Committee to Petitioner.**
7. **Committee** questions others connected with the application, such as Building Inspector, Village Engineer, and Village President. etc. Purpose is to verify information.
8. **Chairman closes audience and petitioner discussion** – *Opens for Committee Discussion, deliberation and preparation of motions.*

### **Chairman requests four (4) Motions from the Zoning Committee:**

(*The person making a motion can still vote no when called by Chairman to Vote. All 6 members vote. This is a recommendation to the full Board of Trustees.*)

1. Motion made by X, seconded by X to recommend Approve or Disapprove the request for **PETITION No. 1 — SIGN VARIANCES**. Vote X ayes, 0 nays, 0 absent.
2. Motion made by X, seconded by X to recommend Approve or Disapprove the request for **PETITION No. 2 — SITE DEVELOPMENT VARIANCES** Vote X ayes, 0 nays, 0 absent.

3. Motion made by X, seconded by X to recommend Approve or Disapprove the request for **PETITION No. 3 — ZONING TEXT AMENDMENTS**. Vote X ayes, 0 nays, 0 absent.
4. Motion made by X, seconded by X to recommend Approve or Disapprove the request for **PETITION No. 4 — SPECIAL USE PERMIT**. Vote X ayes, 0 nays, 0 absent.

**Adjourn the Public Hearing of the Zoning Committee:**

Motion by: X

Second by: X

Vote X ayes, 0 nays, 0 absent.

Time: