

LEGAL NOTICE
NOTICE OF PUBLIC HEARING
BEFORE THE ZONING COMMITTEE OF THE VILLAGE OF TIMBERLANE,
BOONE COUNTY, ILLINOIS

PUBLIC NOTICE IS HEREBY GIVEN that, pursuant to 65 ILCS 5/11-13-7 and 65 ILCS 5/11-13-14 and the Zoning Ordinance and Sign Ordinance of the Village of Timberlane, the Zoning Committee of the Village of Timberlane, Boone County, Illinois, will hold a public hearing on **JULY 23, 2026, at 6:30 p.m.** at the Village of Timberlane, Village Hall, located within the Immanuel North Lutheran Church, 2940 Charleston Court, Caledonia, Illinois 61011, to consider the petitions described below filed by Roundabout Ventures, LLC, an Illinois limited liability company, the owner of record of the property described below.

SUBJECT PROPERTY: 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. A complete legal description of the Subject Property is on file with the Village Clerk and available for public inspection.

NATURE OF THE RELIEF REQUESTED: 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:

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.

TIME AND PLACE OF HEARING; HOW TO PARTICIPATE: The public hearing will be held at the date, time, and place stated above. At the hearing, any person desiring to be heard will be given an opportunity to be heard with respect to the petitions. Written comments may be submitted to the Village Clerk at or before the hearing.

WHERE TO REVIEW THE PETITIONS: The petitions, the proposed text amendments and ordinances, the site plans, and all supporting documents are on file with, and available for public inspection at the office of, the Village Clerk, Village of Timberlane, P.O. Box 56, Caledonia, Illinois 61011, during regular business hours.

The hearing may be continued from time to time without further published notice except as required by law. The Zoning Committee will, following the public hearing, make findings and a recommendation to the President and Board of Trustees of the Village of Timberlane, which will act upon the petitions.

Dated: July 6, 2026.

VILLAGE OF TIMBERLANE, BOONE COUNTY, ILLINOIS

By: Debra Marner, Village Clerk

Published in the Boone County Journal, a newspaper of general circulation in the Village of Timberlane, on July 7th, 2026.