



Public Hearing of the Zoning Committee Minutes – Village of Timberlane – July 23rd, 2026

1. Call to order at 6:30pm by Greg Hills, Zoning Committee Chairman, at Timberlane Village Hall at 2940 Charleston Ct., Caledonia, IL 61011.
2. Roll call by Greg Hills: Present: Darcy Hills, Donna Leone, Paul Loner, Greg Hills, Rick DeSimone. Absent: 0
3. Six (6) guests were in attendance including Steve Rapp and Stacy Kleyn.

Chairman Greg Hills allowed attorney Nate Noble to explain the nature of reliefs requested by the Petitioner.

4. 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:
5. 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:

6. 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.
7. 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.
8. 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.

9. 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.
10. 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.

Chairman Greg Hills stated the Notice of Public Hearing is:

11. Pursuant to State Law and the requirements of the Timberlane Zoning Ordinance, notification to the public was made as follows:
12. Notice of Public Hearing, published in Boone County Journal on Tuesday, July 7th, 2026 and Tuesday, July 14th, 2026 (due to holiday).
13. Notice of Public Hearing sent to adjacent property owners as identified by applicant. Chairman sent letters on July 8th, 2026.
14. Posting of the Notice of Public Hearing Sign on applicants' property on or about July 8th, 2026

Chairman Greg Hills requested audience members to speak:

15. Guests, Robert and Susan Casey questioned whether they plan on having an entrance onto Route 76. Owner Brian Hoemke said there is no plan to connect to Route 76. Will there be a gate on Caledonia Road? Brian said yes, the gate will be 400ft inside. Planning enough room for 4 semi-trucks to pull off the road. Fenced? Fencing planned for the north edge of the property. Lighting? No excessive lighting planned. How many storage units are there? Build up to 164 units with locking rollup doors.

Chairman Greg Hills requested zoning committee members to speak:

16. Committee asked Trent Ferguson, village attorney, for his final review. Trent stated that all information appears to be reasonable, and he expects that the property will flow into Boone County jurisdiction with no legal objections.
17. Chairman Greg Hills closed the audience and petitioner discussion. Opened for Committee discussion, deliberation and preparation of motions:

18. Motion made by Paul Loner, seconded by Darcy to adopt the proposed findings of fact as outlined for Petition No. 1 – Sign Variances. Vote all ayes, 0 nays, 0 absent.
19. Motion made by Paul Loner, seconded by Darcy Hills to recommend approval of the request for Petition No. 1 – Sign Variances. Vote all ayes, 0 nays, 0 absent.
20. Motion made by Paul Loner, seconded by Donna Leone to adopt the proposed findings of fact as outlined for Petition No. 2 – Site Development Variances. Vote all ayes, 0 nays, 0 absent.
21. Motion made by Darcy Hills, seconded by Donna Leone to recommend approval of the request for Petition No. 2 – Site Development Variances. Vote all ayes, 0 nays, 0 absent.
22. Motion made by Paul Loner, seconded by Darcy Hills to adopt the proposed findings of fact as outlined for Petition No. 3 – Zoning Text Amendments. Vote all ayes, 0 nays, 0 absent.
23. Motion made by Darcy Hills, seconded by Donna Leone to recommend approval of the request for Petition No. 3 - Zoning Text Amendments. Vote all ayes, 0 nays, 0 absent.
24. Motion made by Paul Loner, seconded by Rick DeSimone to adopt the proposed findings of fact as outlined for Petition No. 4 – Special Use Permit. Vote all ayes, 0 nays, 0 absent.
25. Motion made by Paul Loner, seconded by Donna Leone to recommend approval of the request for Petition No. 4 – Special Use Permit. Vote all ayes, 0 nays, 0 absent.

Motion made by Darcy Hills, seconded by Donna Leone to adjourn the Public Hearing at 7:16pm Vote all ayes, 0 nays, and 0 absent.