

**VILLAGE OF BANNOCKBURN
LEGAL NOTICE**

**NOTICE OF PUBLIC HEARING FOR CONSIDERATION OF SPECIAL USE
PERMIT AMENDMENTS, ZONING CODE TEXT AMENDMENTS, SPECIAL USE
PERMITS, PLANNED DEVELOPMENT APPROVALS, VARIATIONS, ZONING
MAP AMENDMENTS, AND/OR OTHER ZONING RELIEF PERTAINING TO A
PROPOSED SENIOR ASSISTED LIVING FACILITY
(2065 Half Day Road)**

PUBLIC NOTICE IS HEREBY GIVEN that on October 3, 2022 at 7:00 p.m., a public hearing will be held by the Plan Commission and Zoning Board of Appeals (“**PCZBA**”) of the Village of Bannockburn, Lake County, Illinois at the Bannockburn Village Hall, 2275 Telegraph Road, Bannockburn, Illinois, for the purpose of hearing and considering testimony regarding amendments to a previously-approved special use permit and any other zoning relief required pertaining to the proposed development of an approximately 160-unit senior assisted living facility (the “**Proposed Use**”) on approximately 9 acres of land generally located at the northeast corner of the existing Trinity International University campus and lying generally on the south side of Half Day Road east of Trinity University Drive, commonly known as 2065 Half Day Road, Bannockburn, Illinois, and legally described below (the “**Property**”). Such zoning relief is jointly sought by Trinity International University, as the current owner of the Property, and Opus Development Company, L.L.C., as the contract purchaser and prospective developer of the Property (collectively, “**Petitioner**”).

Pursuant to Bannockburn Ordinance No. 2020-19, the Village of Bannockburn previously approved a special use permit for the Proposed Use on the Property (the “**Existing SUP**”). Petitioner now seeks approval of amendments to the Existing SUP and any other necessary zoning relief (which may include without limitation Zoning Code text amendments, issuance of new special use permits, planned development approvals, variations, and/or zoning map amendments) in connection with proposed modifications and refinements to the previously-approved site plan, architectural plans, building elevations, and other plans and conditions of approval for development of the Proposed Use on the Property (collectively, the “**Zoning Relief**”).

At the public hearing described in this notice, the PCZBA will hear and consider testimony regarding the requested Zoning Relief. All persons in attendance at the hearing shall have an opportunity to be heard regarding the requested Zoning Relief. Any person who wishes to appear as an “interested party” with the right to cross-examine others at the hearing must file an appearance form with the Village of Bannockburn no later than three business days prior to the public hearing. Appearance forms are available at the Bannockburn Village Hall, 2275 Telegraph Road, Bannockburn, Illinois.

The above information will be available for inspection at the Bannockburn Village Hall, 2275 Telegraph Road, Bannockburn, Illinois, during regular business hours. Information relating to the Petitioner’s application and requested Zoning Relief also will be available on the Village of Bannockburn website at: <https://bannockburn.org/government/public-notice-hearings/pczba-arc-projects/>. The meeting agenda, and any other written materials relating to the public hearing, will be posted on the Village of Bannockburn website

(<https://bannockburn.org/>) at least 48 hours prior to the hearing. Interested persons may contact Ryan Mentkowski by email (rmentkowski@villageofbannockburn.org) or telephone (847-945-6080) for additional information regarding the public hearing and the requested Zoning Relief.

The Property for which the Zoning Relief is sought is legally described as follows:

THAT PART OF LOT 1 IN COLLEGE PARK SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18 AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER OF SECTION 19, ALL IN TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF ILLINOIS ROUTE 22, SHOWN ON THE ILLINOIS DEPARTMENT OF TRANSPORTATION PLAT OF HIGHWAYS FOR JOB NO. R91-023-01 AS PARCEL 1EH0004, WITH THE NORTHERNMOST EAST LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 32 MINUTES 40 SECONDS EAST ALONG SAID EAST LINE, 320.88 FEET TO AN ANGLE POINT IN SAID EAST LINE; THENCE SOUTH 89 DEGREES 52 MINUTES 04 SECONDS EAST, 265.04 FEET TO THE EASTERNMOST EAST LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 32 MINUTES 40 SECONDS EAST, ALONG LAST SAID EAST LINE, 368.00 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 04 SECONDS WEST, 418.72 FEET; THENCE NORTH 72 DEGREES 07 MINUTES 47 SECONDS WEST, 270.10 FEET; THENCE NORTH 58 DEGREES 19 MINUTES 02 SECONDS WEST, 43.04 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 40 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 591.94 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 46 MINUTES 28 SECONDS EAST, ALONG SAID NORTH LINE, 94.14 FEET TO THE WEST LINE OF SAID ILLINOIS DEPARTMENT OF TRANSPORTATION PARCEL; THENCE SOUTH 00 DEGREES 21 MINUTES 28 SECONDS WEST, 6.35 FEET TO THE SOUTH LINE OF SAID ILLINOIS DEPARTMENT OF TRANSPORTATION PARCEL; THENCE SOUTH 89 DEGREES 38 MINUTES 41 SECONDS EAST ALONG SAID SOUTH LINE, 352.37 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

P.I.N. 16-18-304-010 (portion)

The public hearing may be adjourned and continued to another date by the PCZBA without further notice other than a notice entered upon the minutes of said meeting fixing the time and place of its adjournment and reconvening.

Village Clerk
Village of Bannockburn