

**VILLAGE OF BANNOCKBURN
LEGAL NOTICE**

**NOTICE OF PUBLIC HEARING FOR CONSIDERATION OF ZONING CODE
TEXT AMENDMENTS, ZONING MAP AMENDMENT, GRANT OF SPECIAL
USE PERMITS, VARIATIONS, AND/OR OTHER ZONING RELIEF
PERTAINING TO A NEW PLANNED UNIT DEVELOPMENT**

PUBLIC NOTICE IS HEREBY GIVEN that on May 6, 2024 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, IL 60015, for the purpose of hearing and considering testimony with respect to proposed Zoning Code text amendments, amendments to the zoning map, grant of a special use permit for a planned unit development, variations, and any other zoning relief necessary or appropriate in connection with a new planned unit development, with variances, at the property further described below, which is also the subject of an annexation petition. The subject property is legally described as follows:

Parcel 1:

THE SOUTH 646.36 FEET AS MEASURED ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 43 AS RELOCATED AND NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 22 AS RELOCATED, (EXCEPTING THEREFROM THAT PART TAKEN FOR ROADWAY BY CONDEMNATION CASE 10ED30 DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 679.30 FEET OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4 WITH THE EAST RIGHT OF WAY LINE OF WAUKEGAN ROAD; THENCE ON AN ASSUMED BEARING OF SOUTH 19 DEGREES 53 MINUTES 06 SECONDS EAST ON SAID EAST RIGHT OF WAY LINE 41.79 FEET TO THE POINT OF BEGINNING AND TO A 5/8 INCH REBAR 111TH AN AWED CAP STAMPED “STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER PLS 2630”; THENCE CONTINUING SOUTH 19 DEGREES 53 MINUTES 06 SECONDS EAST ON SAID EAST RIGHT OF WAY LINE 206.00 FEET TO AN ANGLE POINT ON SAID EAST RIGHT OF WAY LINE; THENCE SOUTH 32 DEGREES 09 MINUTES 20 SECONDS EAST ON SAID EAST RIGHT OF WAY LINE 350.57 FEET TO AN ANGLE POINT ON SAID EAST RIGHT OF WAY LINE; THENCE SOUTH 37 DEGREES 20 MINUTES 01 SECONDS EAST ON SAID EAST RIGHT OF WAY LINE 33.35 FEET TO A 5/8 INCH REBAR WITH AN AWED CAP STAMPED “STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER PLS 2630”; THENCE NORTH 22 DEGREES 48

MINUTES 24 SECONDS WEST 588.58 FEET TO THE POINT OF BEGINNING; ALSO EXCEPTING THEREFROM THAT PART TAKEN BY CONDEMNATION CASE 10ED30 DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF LOT 60 IN DEL MAR WOODS, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3, 1926 AS DOCUMENT 274676; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 46 MINUTES 15 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 22, A DISTANCE OF 114.83 FEET TO AN ANGLE POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 75 DEGREES 45 MINUTES 49 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE 57.84 FEET TO A POINT 47.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4 AND TO A 5/8 INCH REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER PLS 2630"; THENCE SOUTH 89 DEGREES 46 MINUTES 15 SECONDS EAST PARALLEL WITH SAID SOUTH LINE 170.76 FEET TO THE WEST LINE OF SAID LOT 60; THENCE SOUTH 00 DEGREES 32 MINUTES 18 SECONDS EAST ALONG SAID WEST LINE 14.00 FEET TO THE POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS, EXCEPTING THEREFROM;

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 43 (WAUKEGAN ROAD) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE SOUTH 89°-47'-00" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1334.15 FEET TO THE NORTHWEST CORNER OF THE DEL-MAR WOODS SUBDIVISION AS RECORDED IN THE LAKE COUNTY, IL REGISTER OF DEEDS OF CE AS DOCUMENT NO. 274676; THENCE SOUTH 00°-41'-54" EAST ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 640.79 FEET TO THE NORTH LINE OF THE SOUTH 679.36 FEET OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4. SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°-41'-54" EAST ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 28.60 FEET TO A LINE LYING 28.60 FEET SOUTHERLY OF AND PARALLEL 111TH SAID NORTH LINE OF THE SOUTH 679.36 FEET; THENCE SOUTH 89°-55'-51" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 478.54 FEET TO THE EASTERLY RIGHT-OF-WAY OF STATE ROUTE "43" (WAUKEGAN ROAD) PER RIGHT-OF-WAY PLANS,

FA ROUTE 9, JOB NO. R91-017-76; THENCE NORTH 20°-02'-42" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.46 FEET TO THE SAID NORTH LINE OF THE SOUTH 679.36 FEET; THENCE SOUTH 89°-55'-51" EAST ALONG SAID NORTH LINE OF THE SOUTH 679.36 FEET, A DISTANCE OF 488.63 FEET TO THE POINT OF BEGINNING.

Parcel 2:

LOT 60 IN DEL MAR WOODS, A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 3, 1926, AS DOCUMENT 274676, IN BOOK "P" OF PLATS, PAGE 6, IN LAKE COUNTY, ILLINOIS.

Commonly known as 1300 Half Day Road, Deerfield, Illinois; 11760 Half Day Road, Deerfield, Illinois; and 11736 W Half Day Road, Deerfield, Illinois

P.I.N.s: 16-17-300-045, 16-17-301-015

All persons in attendance at the hearing shall have an opportunity to be heard regarding the requested zoning relief. Any person who also 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 days prior to the public hearing. Appearance forms are available at the Bannockburn Village Hall, 2275 Telegraph Road, Bannockburn, Illinois.

A meeting agenda and other written materials relating to the public hearing will be posted on the Village of Bannockburn website 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 above information will be available for inspection at the Bannockburn Village Hall, 2275 Telegraph Road, Bannockburn, Illinois. The public hearing may be adjourned 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