

VILLAGE OF BANNOCKBURN

ORDINANCE NO. 2026-O-09

**AN ORDINANCE AMENDING THE AUTHORIZED SPECIAL USES
IN THE "O" OFFICE ZONING DISTRICT**

Adopted by the
President and Board of Trustees of
the Village of Bannockburn
this 13th day of April, 2026

Published in pamphlet form by direction
and authority of the Village of Bannockburn,
Lake County, Illinois
this 14th day of April, 2026

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ORDINANCE NO. 2026-O-09

AN ORDINANCE AMENDING THE AUTHORIZED SPECIAL USES
IN THE "O" OFFICE ZONING DISTRICT

WHEREAS, the Village of Bannockburn (the "**Village**") is an Illinois home rule municipality;
and

WHEREAS, the Village President and Board of Trustees (the "**Village Board**") have adopted the Bannockburn Zoning Code ("**Zoning Code**") for purposes of establishing land use patterns and regulations designed to protect the health, safety, and welfare of the Village and its residents and to preserve the character and land values of the Village; and

WHEREAS, Marquee Development LLC ("**Applicant**") desires to develop the property at 1000 Lakeside Drive, Bannockburn (the "**Property**") into an athletic performance and training center; and

WHEREAS, the Property is located within the "O" Office zoning district, which district does not currently authorize an athletic performance and training center; and

WHEREAS, Applicant has filed an application for a text amendment to the Zoning Code in order to authorize an athletic performance and training center on the Property (the "**Requested Relief**"); and

WHEREAS, Section 260-506 of the Zoning Code authorizes certain activities as a special use in the "O" Office zoning district; and

WHEREAS, pursuant to notice duly published, the Plan Commission and Zoning Board of Appeals of the Village (the "**PCZBA**") conducted a public hearing on March 2, 2026 to consider proposed amendments to the Zoning Code concerning the Requested Relief; and

WHEREAS, at the conclusion of the public hearing, the PCZBA recommended that the Requested Relief be granted; and

WHEREAS, the President and Board of Trustees have considered the PCZBA's recommendation and determined that the certain amendments to the Zoning Code relating to athletic performance and training centers in the "O" Office zoning district as set forth in this Ordinance are necessary, desirable, and appropriate;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bannockburn, County of Lake, State of Illinois, as follows:

SECTION ONE. **Recitals.** The foregoing recitals are incorporated into this Ordinance as finding of the President and Board of Trustees.

SECTION TWO. **Amendment to Section 260-506 of the Zoning Code.** Section 260-506, entitled "Special uses," of Art V, entitled "Office District," of Chapter 260, entitled "Zoning," of the Village Code is hereby amended in part as follows:

260-506 Special uses.

The uses listed in the following table may be permitted in the Office District, subject to the issuance of a special use permit as provided in § 260-1162 of this code. See § 260-1151 of this code regarding use interpretations.

* * *

C. Miscellaneous

* * *

(25) Athletic performance center with office, physical therapy (PT), training, practice facilities, and other athletic support use, but only on lots that (a) have frontage along the Tri-State Tollway, (b) abut public lands of at least five acres in area, (c) are at least nine acres in size, and (d) are not within 1,200 feet of any residences. Notwithstanding limitations otherwise imposed pursuant to the Zoning Code, approvals authorizing this use may also grant relief from yard or setback requirements, sign regulations, and any other provision of the Zoning Code upon approval of plats and other plans for the development of the lot that are acceptable to the Village.

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SECTION THREE. **Effective Date.** This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED THIS 13th DAY OF APRIL, 2026.

AYES: Four () Bayle, Cox, Turner, Zivkovich

NAYS: one () Martin

ABSENT: one () Kozonis

ABSTAIN: None()

APPROVED THIS 13th DAY OF APRIL, 2026.



David Korer, Village President

ATTEST:



Village Clerk