

VILLAGE OF BANNOCKBURN

ORDINANCE NO. 2026-O-14

**ORDINANCE AMENDING ARTICLE VI OF CHAPTER 260 OF THE VILLAGE CODE
REGARDING TEMPORARY TRANSITIONAL HOUSING FOR TIU STUDENTS CURRENTLY
RESIDING IN APARTMENTS A-F ON THE FORMER
TRINITY INTERNATIONAL UNIVERSITY CAMPUS**

Adopted by the
President and Board of Trustees of
the Village of Bannockburn
this 11th day of May, 2026

Published in pamphlet form by direction
and authority of the Village of Bannockburn,
Lake County, Illinois
this 12th day of May, 2026

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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, Article VI of the Zoning Code sets forth regulations for land uses and development within the Village’s College District; and

WHEREAS, The Donato Foundation (“**Applicant**”) recently acquired the property generally located at southeast corner of State Route 22 and South Lakeside Drive, commonly known as 2065-2075 Half Day Road (PINs 16-18-304-004;16-18-304-005;16-18-304-008;16-18-304-010;16-19-105-005;16-19-105-006; and 16-19-105-007) (the “**Property**”), which Property is located in the Village’s “C” College Zoning District; and

WHEREAS, Trinity International University (“**TIU**”) had previously operated a college and theological seminary on the Property; and

WHEREAS, notwithstanding TIU’s cessation of operations, certain former TIU students and their families still reside on the former TIU campus and desire to continue to do so for a temporary period of time; and

WHEREAS, the “C” College Zoning District only permits certain uses of buildings within that district when those buildings are not owned by a college;

WHEREAS, now that Applicant, which is not a college, owns the Property, Applicant has applied for a text amendment to the Zoning Code in order to allow former TIU students to continue to reside on the Property temporarily (the “**Requested Relief**”); 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 May 4, 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 the Requested Relief 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 260-604 of the Zoning Code.** Section 260-604, entitled “Permitted uses,” of Art VI, entitled “College District,” of Chapter 260, entitled “Zoning,” of the Village Code is hereby amended in part as follows:

260-604 Permitted uses.

The following uses and no others are permitted as of right in the College District. See § 260-1151 of this code regarding use interpretations.

* * *

D. Transitional residential housing for former Trinity International University students and their families in the buildings commonly known as Apartments A-F of the former Trinity International University (the “TIU Units”). This provision shall supersede any conflicting use limitations found in Section 260-611 of this Code. This use shall be subject to the following limitations:

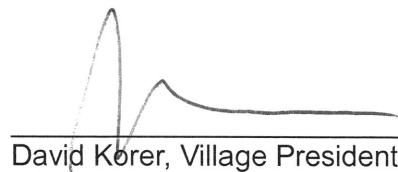
- (1) This use is available to former Trinity International University students and their families that can demonstrate to the Village that they resided in one of the TIU Units as of May 1, 2026.
- (2) The former Trinity International University students and their families may only continue to reside in the same TIU Unit as they resided as of May 1, 2026, unless otherwise approved by resolution of the Village Board of Trustees.
- (3) By June 1, 2026, the owner shall provide the Village with a list of all former Trinity International University students and their families residing in the TIU Units as of May 1, 2026, which list owner shall update and resubmit to the Village as of May 1, 2027 and May 1, 2028.
- (4) The owner shall notify the Village within 30 days after the cessation of residency by any former Trinity International University students and their families from any of the TIU Units.
- (5) Under all circumstances, this use shall expire on June 30, 2028.

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.

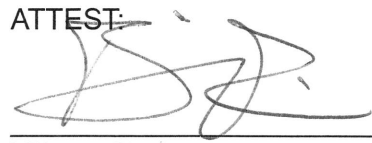
PASSED THIS 11th DAY OF MAY, 2026.

AYES: Six (6) Trustees Ansani, Boyle, Cox, Kozonis, Turner, and Zivkovich
 NAYS: 0)
 ABSENT: 0)
 ABSTAIN: 0)

APPROVED THIS 11th DAY OF MAY, 2026.



 David Körer, Village President

ATTEST:


 Village Clerk