

**VILLAGE OF BANNOCKBURN**

**ORDINANCE NO. 2024-01**

**AN ORDINANCE ADOPTING AN UPDATE TO  
THE COMPREHENSIVE PLAN  
FOR THE VILLAGE OF BANNOCKBURN**

Adopted by the President and Board of Trustees  
of the Village of Bannockburn  
this 11<sup>th</sup> day of March, 2024

Published in pamphlet form by direction  
and authority of the Village of Bannockburn  
Lake County, Illinois  
this 12<sup>th</sup> day of March, 2024

VILLAGE OF BANNOCKBURN

ORDINANCE NO. 2024-*OH*

AN ORDINANCE ADOPTING AN UPDATE TO  
THE COMPREHENSIVE PLAN  
FOR THE VILLAGE OF BANNOCKBURN

WHEREAS, the Village of Bannockburn first adopted an official comprehensive plan in 1958; and

WHEREAS, the Village periodically reviews its comprehensive plan to address new challenges and opportunities facing the Bannockburn community, as well as changes in the surrounding areas; and

WHEREAS, the Village's current comprehensive plan was approved in 2014; and

WHEREAS, Village staff has been involved in studying and reviewing the Village's current comprehensive plan to consider certain updates to the comprehensive plan; and

WHEREAS, the Village's Plan Commission / Zoning Board of Appeals ("*PCZBA*") conducted public hearings on August 31, 2023, September 25, 2023, October 30, 2023 and on December 18, 2024, in connection with the update of the Village's comprehensive plan, all in accordance with the requirements of the Illinois Municipal Code, 65 ILCS 5/11-12-7; and

WHEREAS, on December 18, 2024, the PCZBA recommended approval of the proposed "Comprehensive Plan for the Village of Bannockburn" (the "*Draft Comprehensive Plan*"); and

WHEREAS, January 8, 2024, members of the Board of Trustees reviewed the Draft Comprehensive Plan; and

WHEREAS, on February 12, 2024, members of the Board of Trustees reviewed a revised Draft Comprehensive Plan, which was not adopted; and

WHEREAS, on March 11, 2024, members of the Board of Trustees reviewed and Approved a third version of the Comprehensive Plan, which included minor revisions to the Draft Comprehensive Plan; and

WHEREAS, the Board of Trustees has determined that adoption of the Comprehensive Plan, in the form attached hereto as Exhibit A, is in the best interests of the Village and its residents;

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BANNOCKBURN, LAKE COUNTY AND THE STATE OF ILLINOIS,** as follows:

**SECTION ONE.**     **Recitals.**     The foregoing recitals are incorporated herein as findings of the President and Board of Trustees.

**SECTION TWO.**     **Comprehensive Plan Adoption.** Pursuant to the authority granted by Division 11-12 of the Illinois Municipal Code, 65 ILCS 5/11-12-1 *et seq.*, the “Comprehensive Plan for the Village of Bannockburn” and the maps contained therein are hereby adopted as the official Comprehensive Plan and the official Comprehensive Plan Maps of the Village. A true and correct copy of the approved Comprehensive Plan is attached to this Ordinance as Exhibit A and made a part hereof.

**SECTION THREE.**     **Filing of Notice of Adoption.** The Village Clerk and staff shall cause the “Notice of Adoption of the Comprehensive Plan,” in substantially the form attached to this Ordinance as Exhibit B, to be filed in the Office of the Lake County Recorder.

**SECTION FOUR.**     **Effective Date; Supersedure.** This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that such Ordinance shall have no force or effect until 10 days after the Notice attached to this Ordinance as Exhibit B has been filed in the Office of the

Lake County Recorder. Upon the effective date of this Ordinance, all prior comprehensive plans of the Village of Bannockburn shall be deemed superseded.

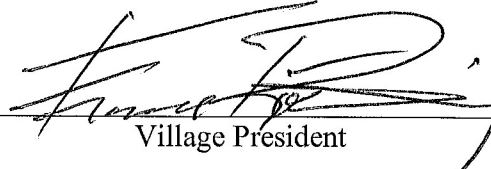
PASSED this 11<sup>th</sup> day of March 2024.

AYES: Cox, Martin, Korner, Turner

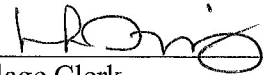
NAYS: None

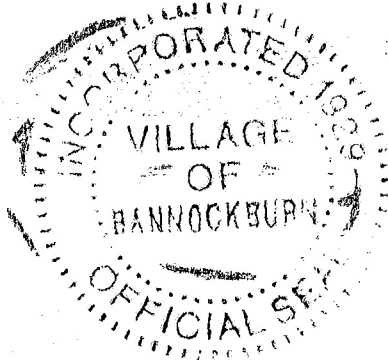
ABSENT: Bayle, Herrmann

APPROVED this 11<sup>th</sup> day of March 2024.

  
Village President

ATTEST:

  
Village Clerk



**EXHIBIT A**

**THE COMPREHENSIVE PLAN**



VILLAGE OF BANNOCKBURN, ILLINOIS

# 2024 COMPREHENSIVE PLAN

Adopted by the Village Board on March 11, 2024

# Acknowledgments

## **Village President**

Frank "Bud" Rothing

## **Village Board of Trustees**

James Boyle  
Kevin Cox  
Mary Herrmann  
David Korner  
Kerry Martin  
Jason Turner

## **Planning Commission/Zoning Board of Appeals (PCZBA)**

Michael Raimondi, Chair  
Brian Adley  
Jason Diamond  
Anthony Donato  
Mary Grzeskowiak  
Gerald Laures  
Brian Rice

## **Architectural Review Commission (ARC)**

Dan Cvejic, Chair  
David Friedman  
Vicki Martin  
Robert Rock  
Dana Zivkovich

## **Village Staff**

Stephanie Hannon, Village Manager  
Ryan Mentkowski, Assistant Village Manager

## **Planning Consultants**

Northern Illinois University's Center for Governmental Studies  
Egret & Ox Planning, LLC

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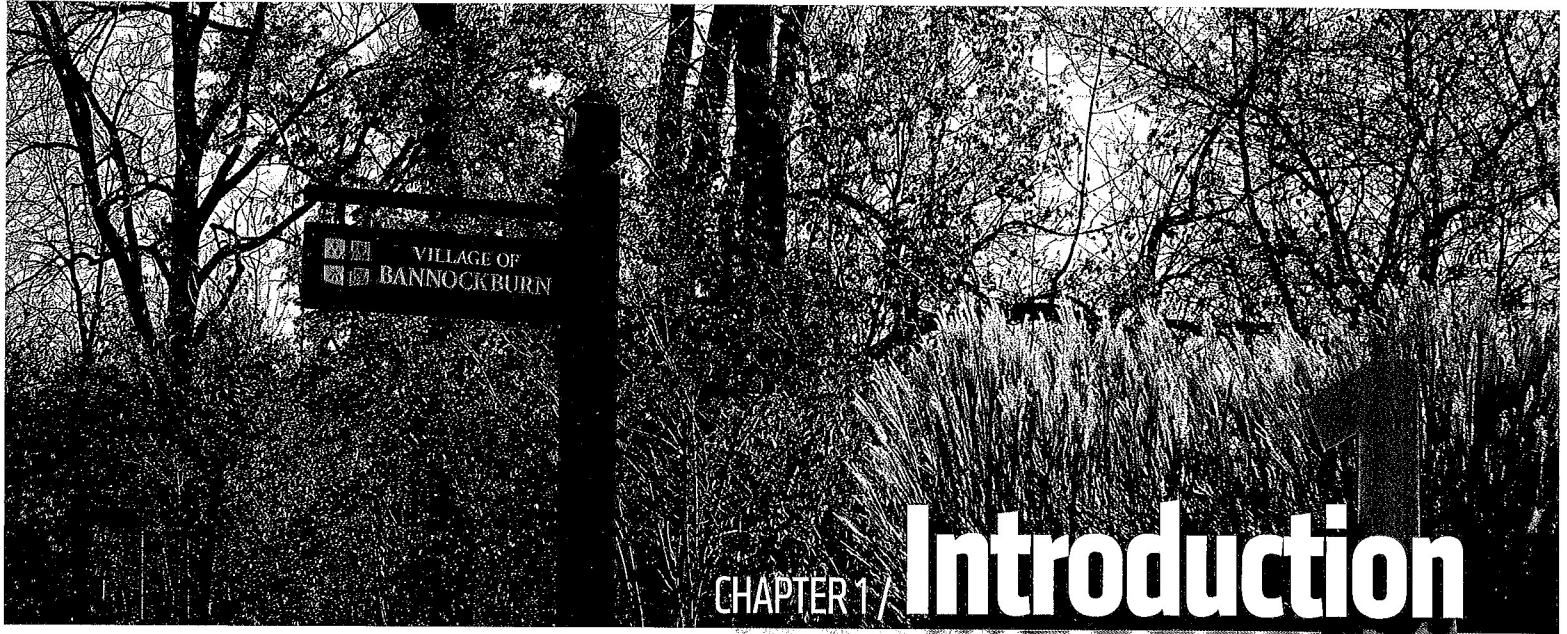
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# CHAPTER 1 / Introduction

The 2024 Bannockburn Comprehensive Plan is based on the input of Village officials, Village staff, and community members providing their thoughts and expertise to advance Bannockburn's future. The updated Plan is designed to guide the Village in maintaining its unique character and providing opportunities for compatible development over the next 20 years.

## COMPREHENSIVE PLAN OVERVIEW

A comprehensive plan serves as a guide for future development, expressing the aspirations of residents and informing potential developers, businesses, municipal officials and others of what Bannockburn finds desirable and how to shape their proposals to best fit the Village's vision.

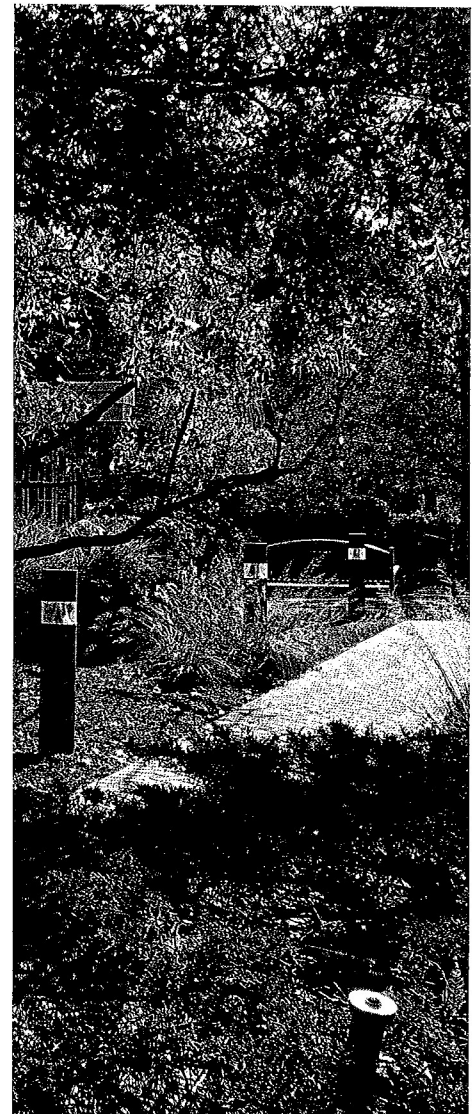
In addition, a comprehensive plan is a process as much as a document. Creating a comprehensive plan is an opportunity for Village officials, residents, businesses, and other organizations to think about what they would like the future of the community to be and share those ideas with each other. The community did this by participating in a variety of community engagement activities, as described on the next page.

The plan focuses on physical attributes such as land use, access and mobility, and natural resources, but affects all aspects of the community. While this plan is presented as a final document, it should not be viewed as permanent. The plan should be reviewed regularly to ensure that it still reflects the

interests and features of the community and surrounding area. The plan can be reviewed informally at any time, and it can be formally modified through the amendment process. This process requires review at a public hearing with the Plan Commission Zoning Board of Appeals (PCZBA) and final approval from the Village Board.

The 2024 Bannockburn Comprehensive Plan presents a vision for the community that the Village will work towards in the coming years. The plan will guide Village officials in decision making as they review proposed developments and allocate resources for municipal projects. The plan includes suggestions for implementation, including strategies, suggested projects, and potential resources that will help guide the Village as it works towards achieving its goals.

Taken altogether, the 2024 Comprehensive Plan indicates that Bannockburn is a community desiring the best for its residents, businesses, and organizations, and is prepared to take steps to reach its goals.



## PLANNING PROCESS

The comprehensive planning process included a variety of engagement tools to ensure Bannockburn community members and Village officials had opportunities to share their thoughts, ideas, and concerns. Community input helped mold the elements in this plan.

Community members were able to participate in resident and business surveys, share comments on a dedicated project website, and post comments on an interactive web-based Comment Map. They also provided feedback on the plan during a public hearing conducted by the PCZBA and discussion with the Village Board.

## PLAN ORGANIZATION

The plan is organized into the following chapters:

- Community Profile
- Community Framework
- Village Plan
- Implementation

Numerous maps, including the Future Land Use Plan, can be found in the document. Survey findings, Comment Map results, and other additional information are in the Appendix.

### CONCURRENT COMPREHENSIVE & STRATEGIC PLANNING PROCESSES

The Village developed the Comprehensive Plan and a Strategic Plan concurrently. By completing the two plans at the same time, each plan benefited from additional information that would not have been included in just a comprehensive or strategic planning process. Interviews, focus groups, workshops, surveys, online comments, and task force meetings generated a rich mix of input shared across meetings, presentations, and conversations. In addition to the two plans sharing this common base of information, the goals and objectives in each plan are cross-referenced where a direct relationship exists. This will enable the Village and public to easily move between plans and develop a coordinated approach to decision making.

## PROJECT PHASES

### Inventory and Data Collection

Compilation, review, and analysis of community information to understand the aspects that make up Bannockburn today and elements to address regarding future land management and development strategies.

### Community Input

A multi-pronged outreach process to engage community members to collect their thoughts and ideas to shape community planning strategies.

### Plan Preparation

Synthesis of data analysis, community input, and long-range visioning to prepare the draft Comprehensive Plan and Strategic Plan.

### Implementation Strategies

Development of an Implementation plan that adapts best practices, engages community partners, and assembles potential resources to turn strategies into action.

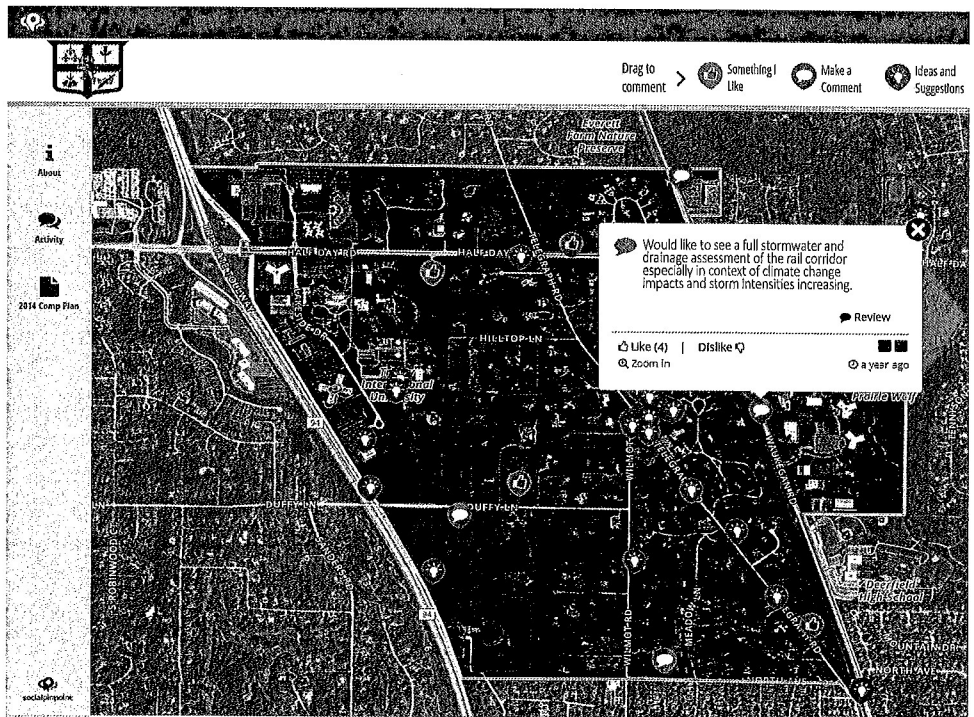
### Final Review and Adoption

Presentation of final Comprehensive Plan to Village officials and the public for final review and adoption.

## PROJECT WEBSITE



## COMMENT MAP





# Community Profile

**B**annockburn is located along the Tri-State Tollway in the southeast part of Lake County. In addition to its superior regional access via I-94, the Village is served by IL Route 22/Half Day Road and IL Route 43/Waukegan Road. As shown in the location map in Figure 2.1, Bannockburn is located within a 25-mile radius of Chicago and the Illinois/Wisconsin border, 50-mile radius of Aurora and the Illinois/Indiana border, and about 75-mile radius of Milwaukee.

For the purpose of comprehensive planning, a municipality typically plans within a planning area defined by a 1½-mile radius around the current municipal boundary. However, Bannockburn's planning area is mostly landlocked by adjacent municipalities, including Lake Forest to the north, Highland Park to the east, Deerfield to the south, and Lincolnshire and Riverwoods to the west.

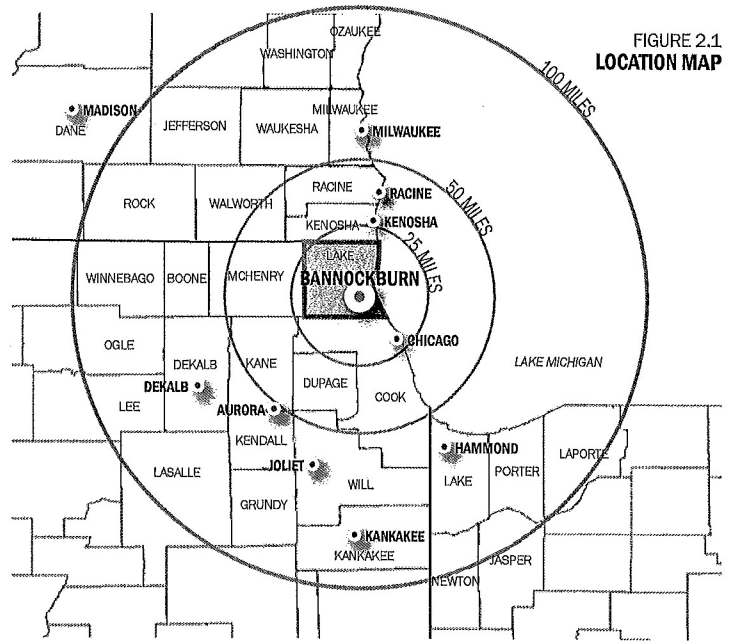


FIGURE 2.1  
LOCATION MAP

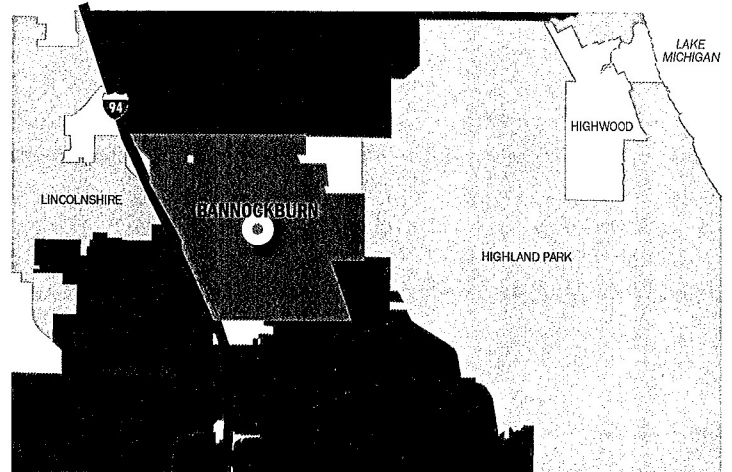
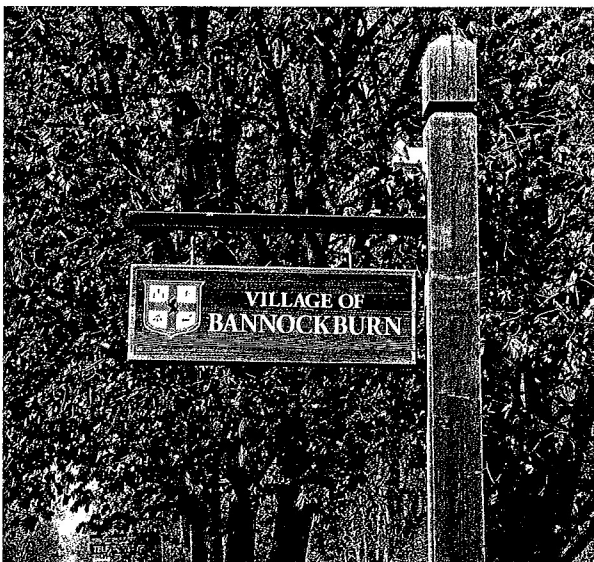
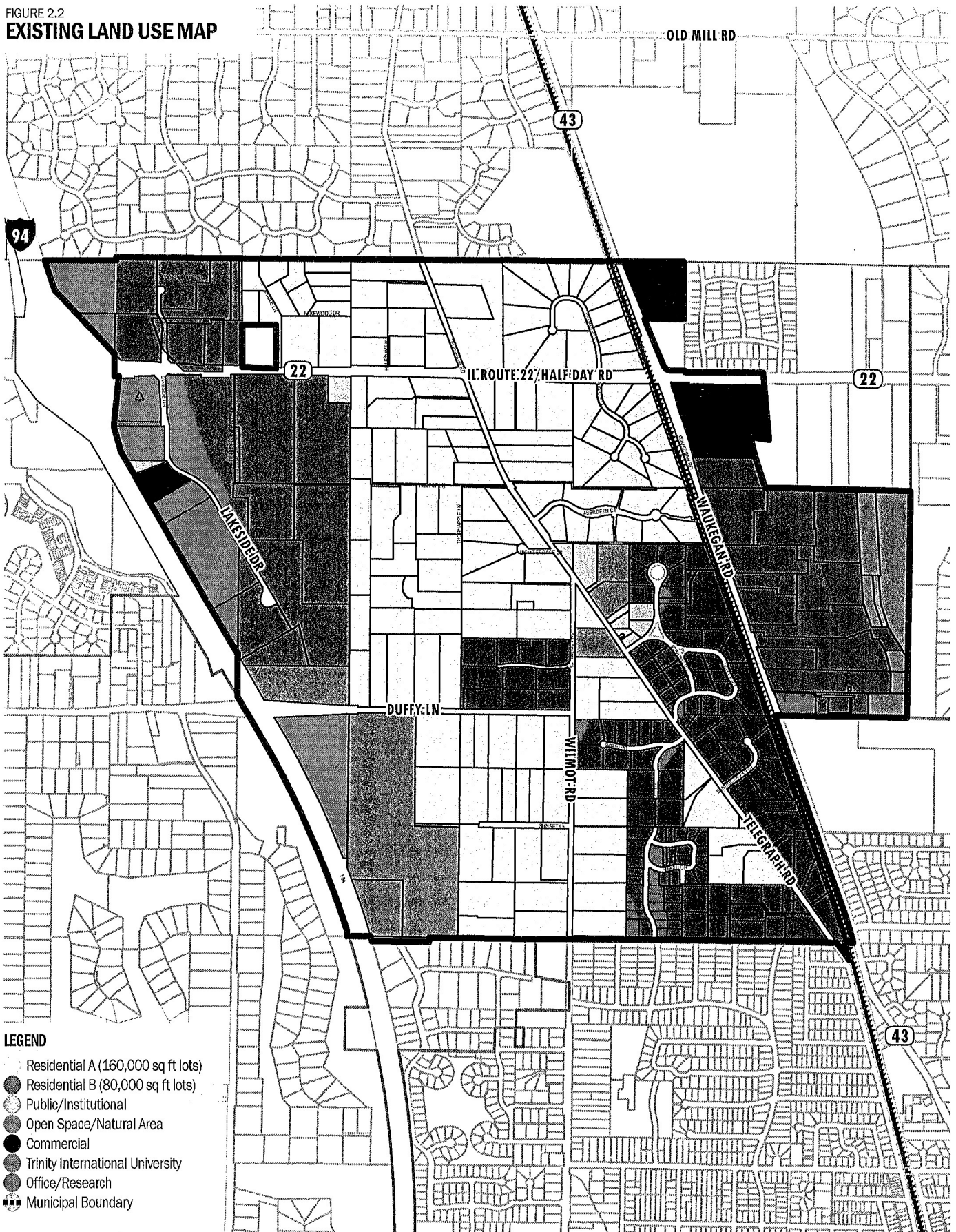


FIGURE 2.2  
**EXISTING LAND USE MAP**



**LEGEND**

- Residential A (160,000 sq ft lots)
- Residential B (80,000 sq ft lots)
- Public/Institutional
- Open Space/Natural Area
- Commercial
- Trinity International University
- Office/Research
- ▬ Municipal Boundary



## EXISTING LAND USE

Bannockburn's current land use composition forms a solid foundation to plan for future development and community improvement. The Village's existing land use is summarized in the Existing Land Use Map and land use pie chart provided in Figures 2.2 and 2.3, respectively.

As a traditionally large lot residential community, a majority (58.8%) of Bannockburn's total land use is devoted to residential uses, including 44.5% of estate-sized single family residential (Residential A, 160,000 sq ft lots) and 14.3% of large lot single family residential (Residential B, 80,000 sq ft lots). Residential A lots take up much of the land east and west of Telegraph Road, while Residential B lots are generally located in the southeast section of Bannockburn.

Approximately 20.0% of Bannockburn's present land use is allocated to commercial uses, including commercial (2.7%) and office/research uses (17.3%). Retail is primarily concentrated on the east side of Bannockburn along IL Route 22/Half Day Road. Office/research uses are located in three main areas: (1) east of Waukegan Road; (2) north side of IL Route 22/Half Day Road near I-94; and (3) south side of IL Route 22/Half Day Road between I-94 and Lakeside Drive.

The latter two office/research areas represent the Village's prime opportunity areas to take advantage of superior interstate access. The area south of IL Route 22/Half Day Road is also adjacent to the Trinity International University (TIU) campus, which opened up opportunities for redevelopment when the school scaled back its footprint and repositioned to undergraduate online academic courses and programs starting in May of 2023. TIU's Masters and Doctorate Ministry program will remain. TIU covers about 116 acres, which is about 9.7% of total land use.

The public/institutional uses and open space/natural areas occupies about 11.5% of land use, including civic uses, schools, and open space.

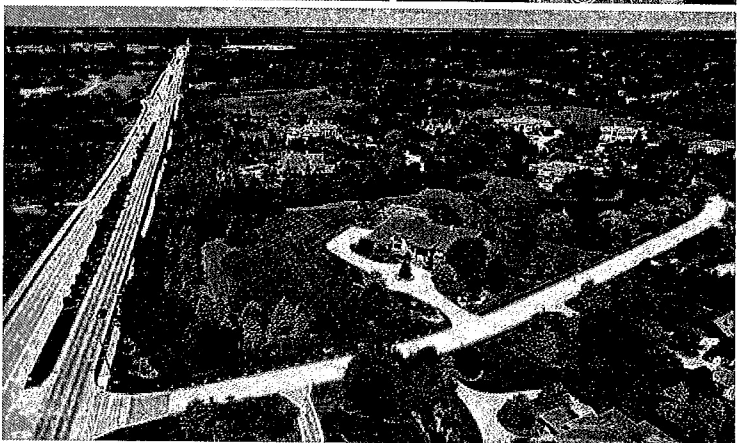
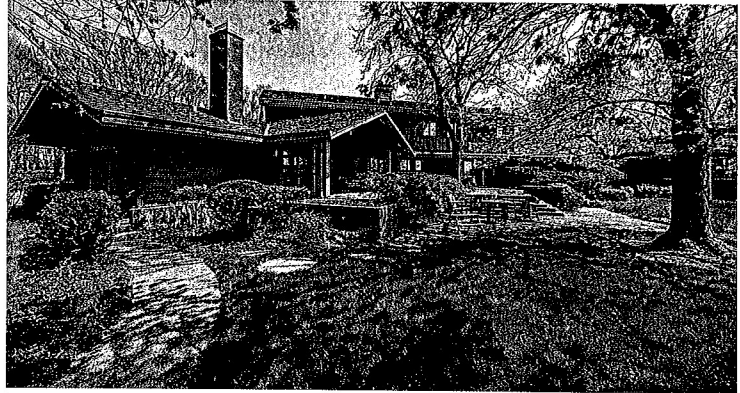
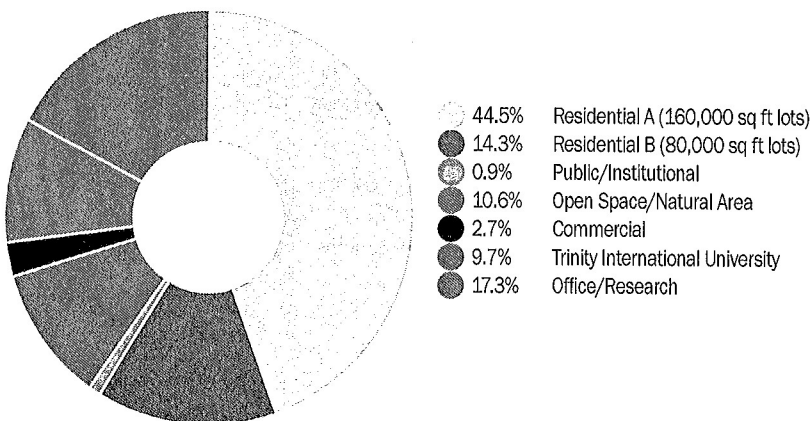


FIGURE 2.3  
EXISTING LAND USE COMPOSITION



## COMMUNITY CONDITIONS

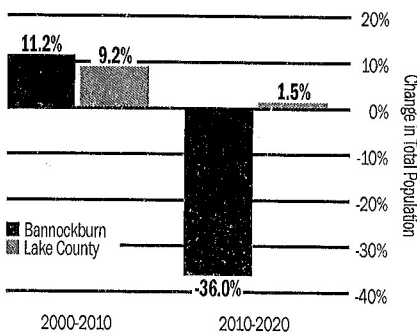
The following information provides a snapshot of Bannockburn's population and economy. This information helped determine the goals and objectives the Village incorporated into the comprehensive plan. The data was drawn from the 2020 U.S. Census and other sources. To provide a perspective on what some of these numbers may mean for Bannockburn, data is also presented for Lake County.

### General Population

The total population in Bannockburn declined since 2000. The population grew by 11.2% in 2010 but declined in 2020 by 36%. The decrease in population was due to the COVID pandemic and TIU students studying remotely and not being counted in the census. Population trends from 2000-2020 for both Bannockburn and Lake County are illustrated in Figure 2.4.

FIGURE 2.4  
CHANGE IN TOTAL POPULATION, BANNOCKBURN & LAKE COUNTY, 2000-2020

Source: U.S. Census, Decennial Census 2000-2020

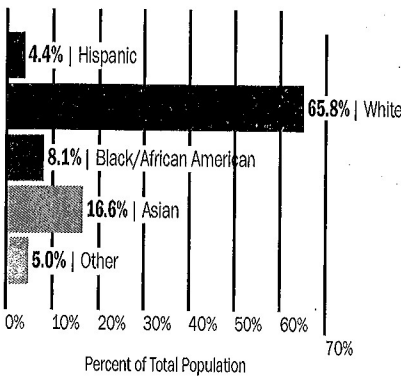


### Population by Race & Ethnicity

Bannockburn has a somewhat diverse population, with approximately one third of residents identifying as nonwhite, as shown in Figure 2.5. Much of this diversity may be due to the presence of Trinity International University students at the time the data was collected. If so, racial diversity may decline following the elimination of undergraduate on-campus instruction after Spring 2023.

FIGURE 2.5  
POPULATION BY RACE & ETHNICITY, 2020

Source: U.S. Census



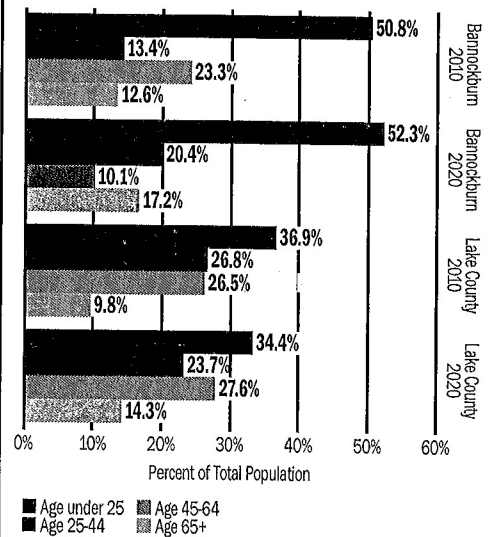
### Population by Age

As shown in Figure 2.6, the largest share of the population in Bannockburn is under the age of 25, reflecting the family orientation of the community including school-aged children and the presence of TIU students. TIU is transitioning to fully undergraduate online academic classes and programs while maintaining the Masters and Doctorate Ministry program. These changes will impact Bannockburn's age composition as college-aged students and student families with children decline. For reference, according to the 2020 Census, there were 125 Bannockburn residents living in university housing (12.3% of total).

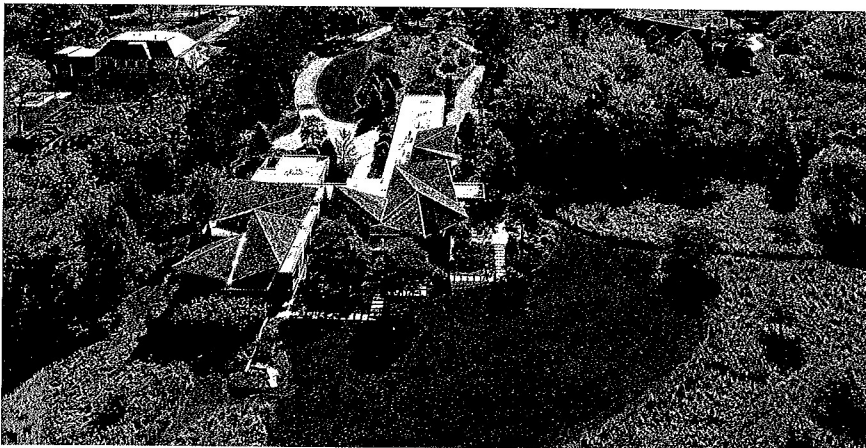
The mix of age groups changed from 2010 to 2020, with retirement age residents growing by almost 5% constituting a one-third share of Bannockburn's total population. The 45-64 age group declined from 23.3% in 2010 to 10.1% in 2020. Bannockburn has a median age of 24.6 compared to Lake County at 38.5, again likely due to TIU students.

FIGURE 2.6  
POPULATION BY AGE, 2010-2020

Source: U.S. Census, 2006-2010, 2016-2020 American Community Survey 5-Year Estimates, Table S0101



**POPULATION PROJECTIONS:** Population projections for the Bannockburn village limits are unavailable, but the 60015 ZIP code is projected to become more diverse over the next decade. The white population is projected to decline slightly, while all other racial and ethnic groups are projected to increase in population. The Asian population is projected to have the fastest growth in the ZIP code. The population is projected to age in the 60015 ZIP code at rates similar to the county. The population ages 65+ is projected to increase 19.5%, while the population under age 25 is projected to decrease 6.5%.

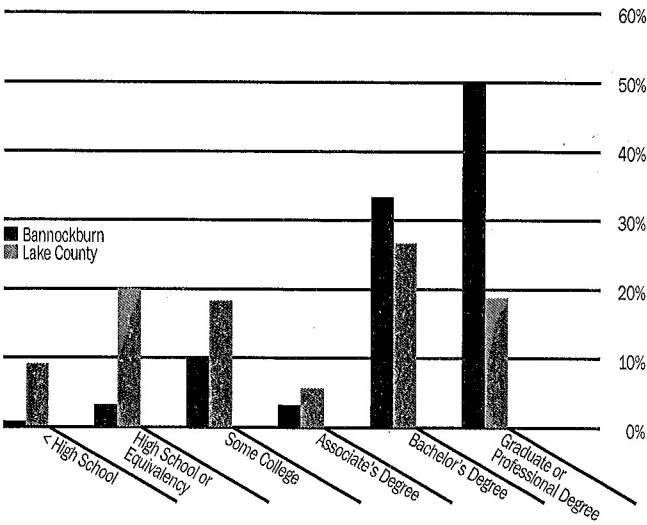


## COMMUNITY CONDITIONS

### Education

Educational attainment for Bannockburn residents aged 25 or higher is significantly higher than that of Lake County. As summarized in Figure 2.7, more than a third of Bannockburn residents (33.5%) possess at least a bachelor's degree, compared to 26.9% in Lake County. About 49.6% of Bannockburn residents have completed a graduate or professional degree compared to 19.1% in the county. Less than 1% (0.4%) of Bannockburn residents did not complete high school as compared to 9.2% in Lake County.

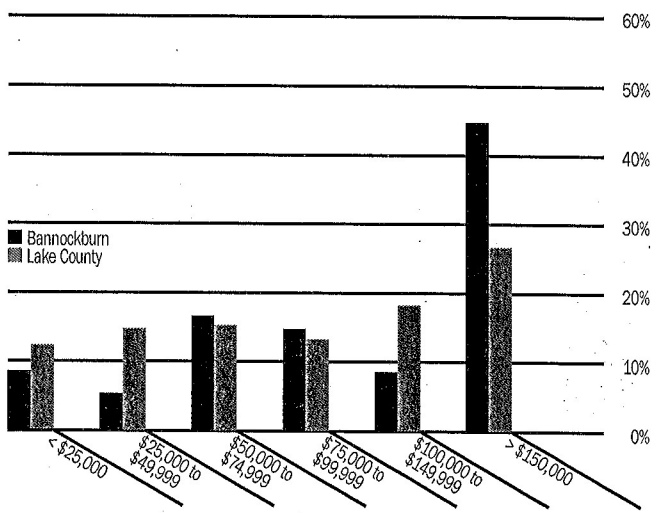
FIGURE 2.7  
EDUCATIONAL ATTAINMENT, 2020  
Source: U.S. Census



### Household Income

Household income in Bannockburn is predominantly in the highest category collected by the U.S. Census, with nearly 45% of households earning \$150,000 or more per year. This compares with 28% for Lake County, as highlighted in Figure 2.8.

FIGURE 2.8  
HOUSEHOLD INCOME, 2020  
Source: U.S. Census





## ECONOMIC CONDITIONS

While the previous data provided a snapshot of the people who live in Bannockburn, the following information provides a snapshot of the local economy. Given the small size of the community, it is important to understand economic trends so the Village can adjust to certain conditions that may effect Bannockburn.

### Commuter Flow

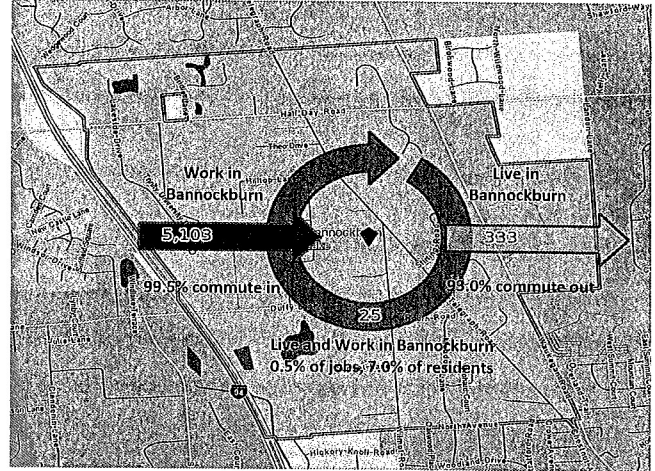
The graphic in Figure 2.9 highlights the commuter flows in-and-out of Bannockburn with almost all jobs held by nonresidents, and nearly all residents employed outside of Bannockburn. There were 25 jobs located in Bannockburn that were held by residents representing 0.5% of jobs and 7.0% of residents. Of the workers commuting to work in Bannockburn, 35.5% live in Lake County and 34.5% live in Cook County. About 51.7% of Bannockburn residents commute to Cook County for work, and 33.8% of residents work in Lake County.

### Jobs in Bannockburn

Of the 5,128 jobs located in Bannockburn, the largest share by industry is in professional, scientific, and technical services with 1,119 jobs (21.8%), as shown in Figure 2.12. Employment in this sector grew 21.4% in Lake County. The fastest-growing employment sector in Lake County was transportation and warehousing, and there were 49 jobs added to this sector in Bannockburn over the past decade, as illustrated in Figure 2.13.

**FIGURE 2.9**  
**BANNOCKBURN**  
**COMMUTER FLOW,**  
**2020**

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics



**FIGURE 2.10**  
**JOBS COUNTS BY COUNTIES WHERE WORKERS**  
**ARE EMPLOYED, PRIMARY JOBS, 2020**

Source: U.S. Census Bureau

County	State	Count	Share
Cook County	IL	185	51.7%
Lake County	IL	121	33.8%
DuPage County	IL	14	3.9%
Will County	IL	6	1.7%
Kane County	IL	4	1.1%
McHenry County	IL	4	1.1%
Kenosha County	WI	2	0.6%
Sussex County	DE	1	0.3%
District of Columbia	DC	1	0.3%
Champaign County	IL	1	0.3%
All Other Counties	-	19	5.3%
All Counties		358	100.0%

**FIGURE 2.11**  
**JOBS COUNTS BY COUNTIES WHERE WORKERS**  
**LIVE, PRIMARY JOBS, 2020**

Source: U.S. Census Bureau

County	State	Count	Share
Lake County	IL	1,822	35.5%
Cook County	IL	1,771	34.5%
Kane County	IL	351	6.8%
DuPage County	IL	278	5.4%
McHenry County	IL	253	4.9%
Kenosha County	WI	185	3.2%
Will County	IL	130	2.5%
Kendall County	IL	70	1.4%
Winnebago County	IL	46	0.9%
Racine County	WI	16	0.3%
All Other Counties	-	226	4.4%
All Counties		5,128	100.0%

**FIGURE 2.12**  
**JOBS LOCATED IN BANNOCKBURN**

Latest available as of February 2023

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, 2010-2020

Industry	Jobs in 2010	Jobs in 2020	Share in 2020	Jobs Change	% Employment Change in Lake County, 2010-2020
Agriculture, Forestry, Fishing and Hunting	0	0	0.0%	0	-4.6%
Mining, Quarrying, and Oil and Gas Extraction	0	0	0.0%	0	9.2%
Utilities	12	0	0.0%	-12	23.4%
Construction	14	9	0.1%	-11	28.0%
Manufacturing	72	249	4.9%	177	15.4%
Wholesale Trade	583	598	11.7%	15	-8.2%
Retail Trade	1,557	845	16.5%	-712	-18.5%
Transportation and Warehousing	2	53	1.0%	51	54.9%
Information	22	60	1.2%	38	-26.0%
Finance and Insurance	483	740	14.4%	257	2.7%
Real Estate and Rental and Leasing	112	364	7.1%	252	21.9%
Professional, Scientific, and Technical Services	387	1,119	21.8%	732	21.4%
Management of Companies and Enterprises	237	85	1.7%	-152	52.1%
Admin & Support, Waste Mgmt and Remediation	605	22	0.4%	-583	22.3%
Educational Services	768	512	10.0%	-256	-3.5%
Health Care and Social Assistance	187	212	4.1%	25	-3.8%
Arts, Entertainment, and Recreation	246	43	0.8%	-203	-39.4%
Accommodation and Food Services	260	147	2.9%	-113	-2.3%
Other Services (excluding Public Administration)	92	61	1.2%	-31	0.5%
Public Administration	12	16	0.3%	3	-14.0%

**FIGURE 2.13**  
**JOBS BY NAICS INDUSTRY SECTOR IN LAKE COUNTY**

Latest available as of February 2023

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, 2010-2020

Industry	Count 2020	Share 2020	Count 2010	Share 2010	% Change
Agriculture, Forestry, Fishing and Hunting	329	0.1%	345	0.1%	-4.6%
Mining, Quarrying, and Oil and Gas Extraction	107	0.0%	98	0.0%	9.2%
Utilities	1,610	0.5%	1,305	0.5%	23.4%
Construction	11,775	4.0%	9,199	3.2%	28.0%
Manufacturing	54,575	18.4%	47,307	16.4%	15.4%
Wholesale Trade	21,660	7.3%	23,600	8.2%	-8.2%
Retail Trade	33,153	11.2%	40,696	14.1%	-18.5%
Transportation and Warehousing	6,506	2.2%	4,200	1.5%	54.9%
Information	3,577	1.2%	4,834	1.7%	-26.0%
Finance and Insurance	15,094	5.1%	14,693	5.1%	2.7%
Real Estate and Rental and Leasing	3,526	1.2%	2,893	1.0%	21.9%
Professional, Scientific, and Technical Services	20,809	7.0%	17,147	6.9%	21.4%
Management of Companies and Enterprises	10,677	3.6%	7,020	2.4%	52.1%
Admin & Support, Waste Mgmt and Remediation	21,820	7.4%	17,844	6.2%	22.3%
Educational Services	27,399	9.3%	28,392	9.3%	-3.5%
Health Care and Social Assistance	28,552	9.7%	29,678	10.3%	-3.8%
Arts, Entertainment, and Recreation	4,350	1.5%	7,176	2.5%	-39.4%
Accommodation and Food Services	16,352	5.8%	16,731	5.8%	-2.3%
Other Services (excluding Public Administration)	7,466	2.5%	7,431	2.6%	0.5%
Public Administration	6,601	2.2%	7,675	2.7%	-14.0%



**ECONOMIC CONDITIONS**

**Sales Tax**

Total sales tax revenue in Bannockburn increased 9.7% between 2019 and 2022, but retail sectors did not recover from the COVID-19 downturn consistently. Food/Groceries and Agriculture/All Others saw growth while most other categories declined, with Automotive dropping by 31.4% and Apparel dropping by 56.2%. The All Others category of sales tax receipts -- which includes the types of retailers for which the Department of Revenue suppressed data due to few local retailers in the category -- is added solely so the components total 100%. These suppressed categories are susceptible to drastic percentage changes as businesses open or close over time.

FIGURE 2.14  
**SALES TAX REVENUE IN BANNOCKBURN BY RETAILER TYPE, 2019 & 2022**

Source: Illinois Department of Revenue, Sales Tax Statistics, 2019-2022

Retailer Type	2019	2022	% Change
Food/Groceries	\$468,286	\$555,506	18.6%
Drinking and Eating Places	\$124,572	\$124,241	-0.3%
Apparel	\$16,436	\$7,199	-56.2%
Furniture, H.H. & Radio	\$843,189	\$675,437	-19.9%
Automotive, Filling Stations	\$153,735	\$105,430	-31.4%
Drugs & Misc. Retail	\$176,687	\$166,082	-6.0%
Agriculture and All Others	\$79,295	\$163,646	106.4%
All Others: General Merch. Lumber and Hardware, Manufacturers	\$7,917	\$253,698	3104.5%
<b>Total</b>	<b>\$1,870,120</b>	<b>\$2,051,240</b>	<b>9.7%</b>

**Employment Projections**

Employment forecasts are unavailable for the Bannockburn village limits, and the 60015 ZIP code includes a majority of jobs outside of Bannockburn. Regardless, total employment in Lake County is projected to increase 7% between 2022 and 2032, as shown in Figure 2.17. The sectors with the most job growth include the public sector including school districts (8,563 new jobs), accommodation and food services (4,711 new jobs), and health care (2,497 jobs).

NAICS Industry	Jobs 2022	Jobs 2032	Jobs Change	% Change
11 Agriculture, Forestry, Fishing and Hunting	329	0.1%	345	0.1%
21 Mining, Quarrying and Oil and Gas Extraction	107	0.0%	98	0.0%
22 Utilities	1,610	0.5%	1,305	0.5%
23 Construction	11,775	4.0%	9,199	3.2%
31 Manufacturing	54,575	18.4%	47,307	16.4%
42 Wholesale Trade	21,660	7.3%	23,600	8.2%
44 Retail Trade	33,153	11.2%	40,696	14.1%
48 Transportation and Warehousing	6,506	2.2%	4,200	1.6%
51 Information	3,577	1.2%	4,834	1.7%
52 Finance and Insurance	15,994	5.1%	14,693	5.1%
53 Real Estate and Rental and Leasing	3,526	1.2%	2,893	1.0%
54 Professional, Scientific, and Technical Services	20,809	7.0%	17,147	5.9%
55 Management of Companies and Enterprises	10,677	3.6%	7,020	2.4%
66 Admin & Support, Waste Mgmt and Remediation	21,820	7.4%	17,844	6.2%
61 Educational Services	27,399	9.3%	28,392	9.8%
62 Health Care and Social Assistance	28,662	9.7%	29,678	10.3%
71 Arts, Entertainment, and Recreation	4,350	1.5%	7,176	2.5%
72 Accommodation and Food Services	16,352	5.5%	16,731	5.8%
80 Other Services (excluding Public Administration)	7,466	2.5%	7,431	2.6%
90 Government	6,601	2.2%	7,675	2.7%
99 Unclassified Industry				
<b>Total Employment</b>				

FIGURE 2.17  
**EMPLOYMENT PROJECTIONS FOR LAKE COUNTY, 2022-2032**

Source: Lightcast proprietary data, 2022

NOTE: According to the Lightcast employment data for the 60015 ZIP, there are about 30,000 jobs. This is too far off-base for Bannockburn; this data also includes Deerfield and other nearby communities.

**Property Tax Base**

Between 2015 and 2020, the total property tax base in Bannockburn grew by almost 6%, a pace slower than that of Lake County at 16%. As shown in Figures 2.15 and 2.16, the total property tax base in Bannockburn is evenly divided between residential and commercial, which is somewhat unusual for a suburban community. By comparison, residential comprises 79.9% of the County's primary property tax base. Generally, the higher the percentage of the tax base that is nonresidential, the lower the tax burden on residents. Industrial properties represent a very small share of the tax base in both Bannockburn and the County at less than 5%. Between 2015 and 2020, the total EAV grew 5.9% on the strength of commercial growth.

FIGURE 2.15  
**SHARE OF EQUALIZED ASSESSED VALUE (EAV) BY TYPE OF PROPERTY IN 2020**

Source: Illinois Department of Revenue, Property Tax Statistics, Tables 15 & 28, 2020

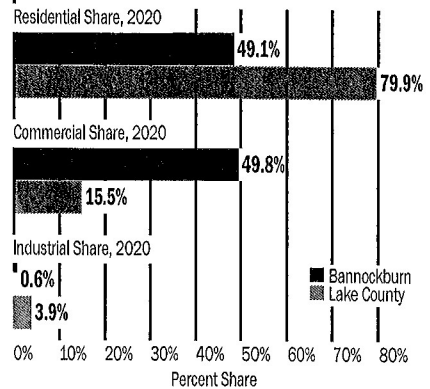
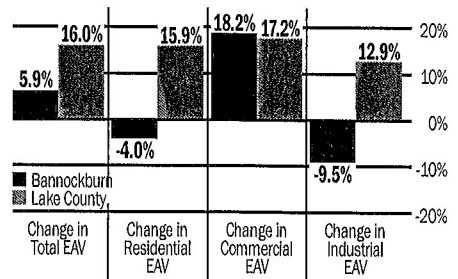


FIGURE 2.16  
**CHANGE IN EQUALIZED ASSESSED VALUE (EAV), 2015-2020**

Source: Illinois Department of Revenue, Property Tax Statistics, Tables 15 & 28, 2020



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CHAPTER 3 /

# Community Framework

A comprehensive plan is typically supported by a community framework of goals and objectives to guide future development and community improvements. As defined in the Policy Framework below, the goals are achievable means to reach the community's desired future. The objectives provide a more specific path to achieve each goal and are the foundation for the Implementation Plan in Chapter 5, which outlines strategies and projects that Village officials and their partners can undertake to achieve the desired future.

The inclusion of an implementation plan makes the 2024 Bannockburn Comprehensive Plan an actionable document that the Village can build around for years to come.

## POLICY FRAMEWORK

Goals and objectives are summarized in this chapter. Strategies for each objective are provided in Chapter 5: Implementation.

### GOAL

An achievable outcome that supports a common vision.

### » OBJECTIVE

A specific, measurable step to achieve a goal.

### » STRATEGY

A project or action to meet the objective.



**GOALS & OBJECTIVES**

# 1: Land Use & Development

**GOAL** | *Bannockburn will pursue development in a managed way to ensure it integrates well with the Village's character, advances economic development, and adapts to evolving resident and business needs.*

#	OBJECTIVE
1.1	Undertake a comprehensive review and assessment of current zoning codes, architectural review, and permit processes.
1.2	Evaluate proposed development plans in accordance with the land use concepts defined in the Comprehensive Plan.
1.3	Evaluate annexation options considering long-term costs and benefits to the community.

# 2: Housing

**GOAL** | *Bannockburn will evaluate new housing opportunities with a goal of remaining a single-family residential community that respects existing neighborhoods while adapting to evolving community needs.*

#	OBJECTIVE
2.1	Evaluate proposed housing from multiple perspectives including local businesses, the School District, and other entities dependent on a sustained or growing local population base.
2.2	Consider allowing innovative housing opportunities compatible with the Village's character and goals.
2.3	Work with Trinity International University to investigate the potential for housing on TIU property that is consistent with the other housing objectives while still preserving Bannockburn's character.

# 3: Access & Mobility

**GOAL** | *Bannockburn will be a well-connected community providing safe access and inclusive mobility for users of all ages, abilities, and transportation choices.*

#	OBJECTIVE
3.1	Enhance connectivity by creating additional and safe pathways and crossings.
3.2	Evaluate options to expand transit access, including shared shuttle/paratransit service and first and last mile (FLM) connectivity between nearby Metra stations, employment centers, and commercial areas.

# 4: Economic Development

**GOAL** | *Bannockburn will enhance its economic base by supporting the existing business community and providing opportunities for development of modern spaces that attract new enterprises.*

#	OBJECTIVE
4.1	Encourage investment in Bannockburn Green through improvements in storefronts and infrastructure.
4.2	Identify long-term business resource needs and opportunities for the Village to enhance current and future businesses in Bannockburn.
4.3	Pursue redevelopment of the northeast corner of IL Route 22/Half Day Road and IL Route 43/Waukegan Road and improvements at Bannockburn Green Retail Center.
4.4	Work with retail, office, hotel, and commercial experts and stakeholders to identify how Village policies can help existing businesses thrive.
4.5	Investigate policies and programs designed to attract desired new businesses.
4.6	Position the Village so it can adapt to changing needs of workers, owners, customers, and visitors.
4.7	Facilitate opportunities for new trends in business development to locate within Bannockburn.
4.8	Leverage access to the Tri-State Tollway to enhance economic development.

# 5: Community Facilities & Assets

**GOAL** | *Bannockburn will provide the community with high quality educational, recreational, and civic engagement opportunities.*

#	OBJECTIVE
5.1	Consider opportunities to enhance the Village's park system to ensure all residents have nearby access to recreation and community facilities.
5.2	Include access to public facilities for those with physical disabilities.
5.3	Strengthen arts and cultural opportunities for residents and visitors.
5.4	Promote communication and cooperation between the Village and School District #106 to monitor the needs of each, impacts on the Village, and future plans.
5.5	Explore the potential to establish a public library.



**GOALS & OBJECTIVES**

## 6: Sustainability

**GOAL** | *Bannockburn will promote practices that protect natural resources and advance the Village's sustainability initiatives.*

#	OBJECTIVE
6.1	Preserve and enhance natural habitats wherever possible.
6.2	Manage water and soil sustainably to protect the built and natural environment.
6.3	Maintain and enhance the Village's tree cover.
6.4	Create a sustainable community program that promotes recycling, energy efficient buildings, and other programs that support sustainability.
6.5	Build up the community's network of alternative energy infrastructure (e.g., solar, wind, geothermal, etc.) by coordinating with energy providers, developers, and property owners, as well as ensuring such infrastructure is compatible with community design and enhances the local economy.
6.6	Update Village policies to support electric vehicle infrastructure.

## 7: Community Design

**GOAL** | *Bannockburn will maintain community design standards and advance high quality urban design that protects the rural estate character of the community.*

#	OBJECTIVE
7.1	Review policies and ordinances regarding landscape, opacity, buffering, tree removal/replanting, buckthorn, and other significant issues that impact community character.
7.2	Design and install character-appropriate monument signs at major entry points in Bannockburn.
7.3	Support public art in the community.
7.4	Create a natural resources inventory with strategies intended to preserve and appropriately integrate environmental elements into community design.
7.5	Prepare Village-wide design guidelines consistent with the community design considerations identified in this plan by maintaining Bannockburn's emphasis on high quality design, including commercial buildings, public facilities, housing, and other structures that reflect community pride.

## 8: Utilities & Infrastructure

**GOAL** | *Bannockburn will efficiently provide utilities that meet the needs of the community.*

#	OBJECTIVE
8.1	Explore, prioritize, and evaluate costs for safety and quality of life including improved lighting standards and addressing light/noise pollution issues, etc.
8.2	Monitor water and sewer utility service as the Village evaluates proposals for new development or redevelopment.
8.3	Consider ways to increase the efficiency and cost effectiveness of providing or expanding utilities, particularly considering the impacts of new development on existing infrastructure.
8.4	Evaluate stormwater management best management practices (BMPs) that can be adapted to Bannockburn.

## 9: Communications

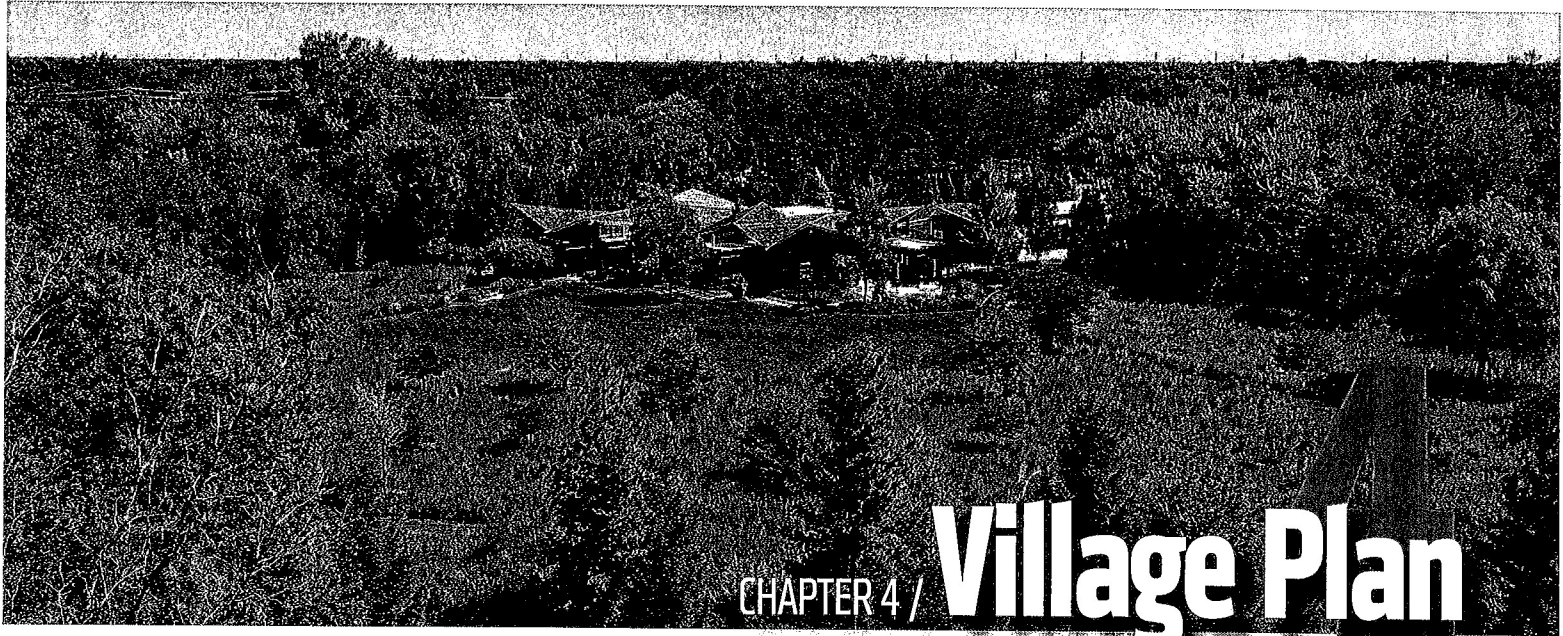
**GOAL** | *Bannockburn will have easy and clear communication between Village officials, residents, businesses, property owners, and other community stakeholders.*

#	OBJECTIVE
9.1	Strive for membership of Village boards, commissions, and committees that is representative of the community.
9.2	Continue to enhance Village communications with the community by maintaining successful tools like the community newsletter and trying new approaches, particularly to meet the preferences of residents and businesses.



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# CHAPTER 4 / Village Plan

The Village Plan is the core element of the Bannockburn Comprehensive Plan, providing recommendations for future land use, housing, economic development, access and mobility, community facilities and assets, natural resources, utilities, and infrastructure. Building upon the community profile and framework in the previous chapters, the Village Plan synthesizes the findings and policies from the planning process to formulate a guide for sustainable development in Bannockburn for the next 20+ years.

## FUTURE LAND USE PLAN

The Future Land Use Plan is intended to preserve the low density residential character that has defined Bannockburn while providing opportunities for economic development consistent with the Village's identity and high-quality community design. In addition, the plan will provide for balanced land use with residential, commercial, employment, civic, and recreational opportunities, which will collectively enhance the quality-of-life in Bannockburn.

When reviewing the Future Land Use Plan, it is important to understand its generalized nature. Given the scale at which municipal comprehensive planning occurs, only broad areas of land use are indicated. On specific parcels of land, certain exceptions may be appropriate. For example, a park or civic use may be located within a residential neighborhood, even though the Future Land Use Plan does not strictly indicate such uses in the neighborhood. These exceptions should be addressed on a case-by-case basis in accordance with all municipal ordinances.

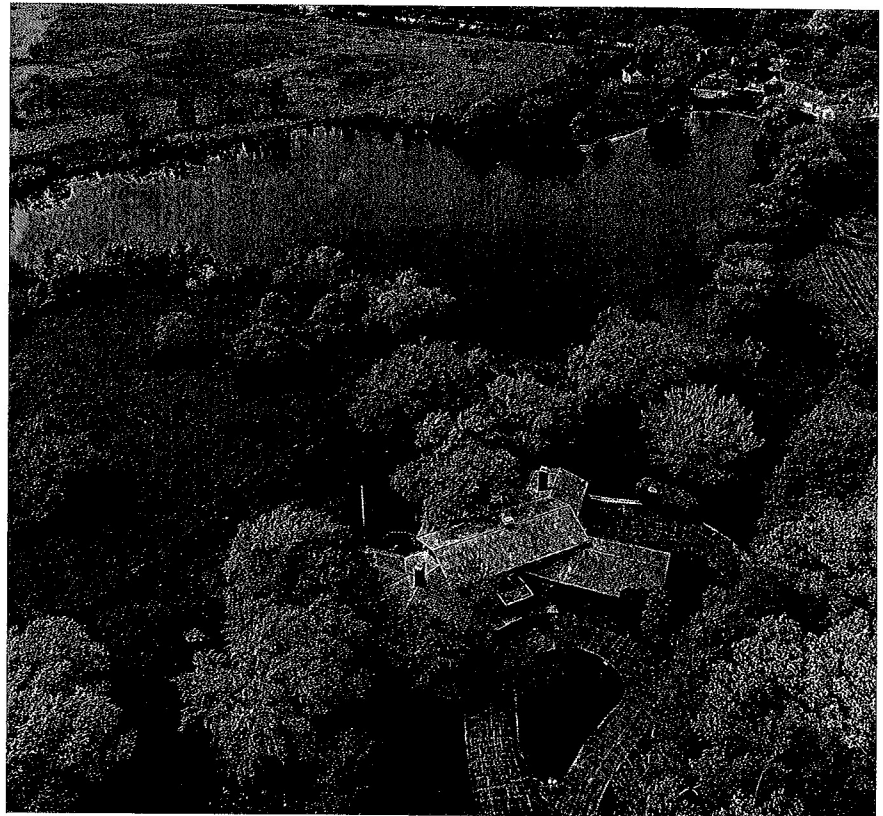
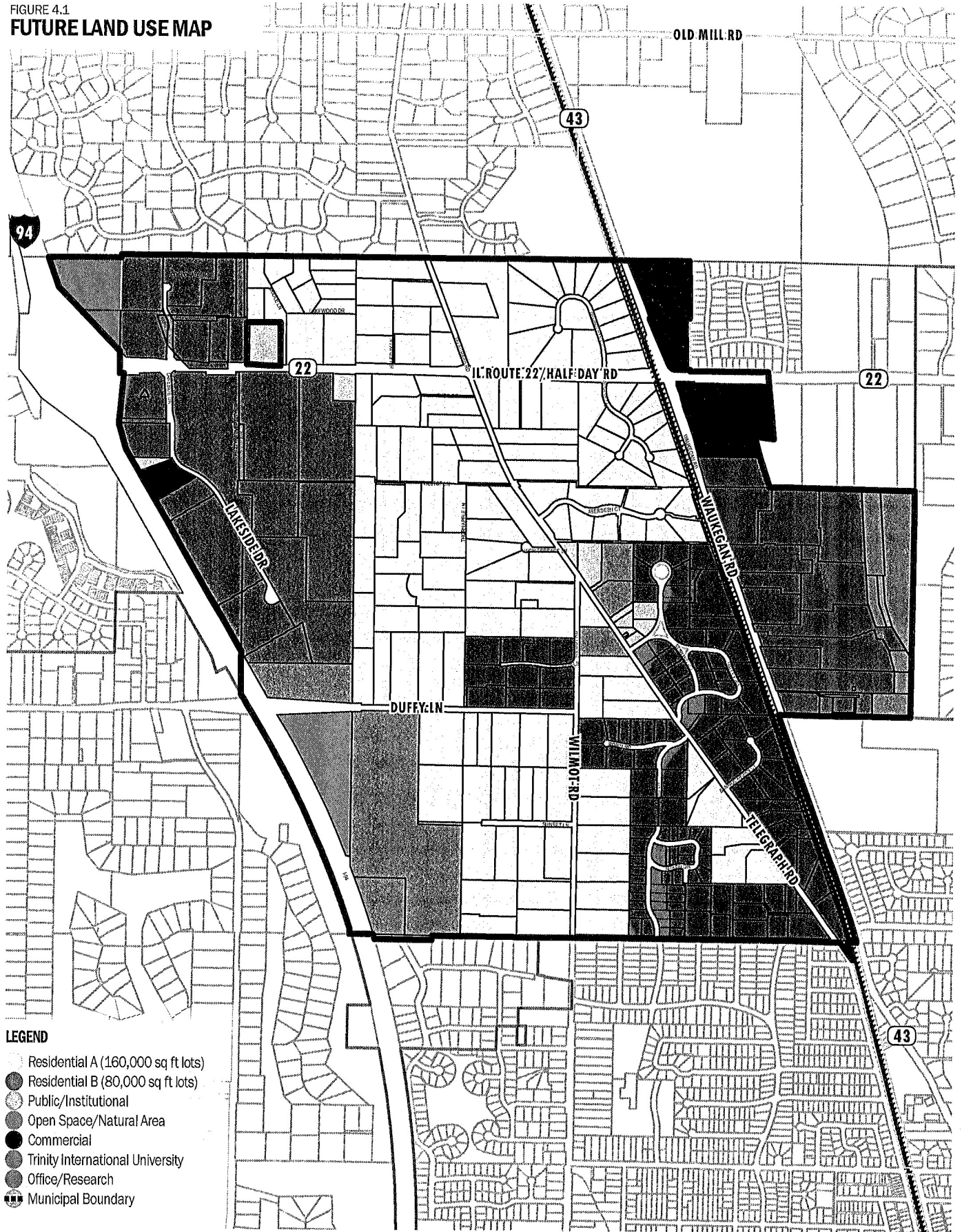




FIGURE 4.1  
FUTURE LAND USE MAP



**LEGEND**

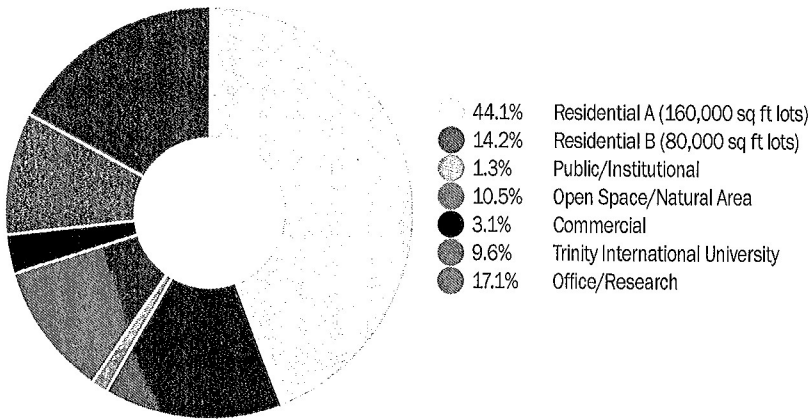
- Residential A (160,000 sq ft lots)
- Residential B (80,000 sq ft lots)
- Public/Institutional
- Open Space/Natural Area
- Commercial
- Trinity International University
- Office/Research
- Municipal Boundary



## FUTURE LAND USE PLAN MAP

The Future Land Use Plan Map, shown in Figure 4.1, depicts all projected land uses within the current municipal limits and extraterritorial areas to target adjacent to Bannockburn. The map illustrates Bannockburn's long term growth capacity, which includes limited residential development and various opportunities to enhance local economic development. Regarding economic development, the Future Land Use Plan Map and development typologies provided in this chapter illustrate how Bannockburn can provide for new retail, restaurant, and office uses through emerging concepts in mixed use development and modern office campus planning.

FIGURE 4.2  
FUTURE LAND USE COMPOSITION



## DEVELOPMENT TYPOLOGIES

Viewing potential development concepts through the lens of development typologies allows the community to consider various land use and development approaches that are appropriate for a community with a character and profile like Bannockburn. For example, recommending concept land uses that allow for businesses like a café or specialty grocer points more towards community support for these general uses, rather than targeting specific businesses like a Starbucks or Trader Joe's. Similarly, a concept that calls for a business park may accommodate a range of uses, from professional offices or healthcare facilities to coworking spaces or technology facilities.

The development typologies provide a foundation for the Future Land Use Plan, which guides Village officials with a general sense of the types of development to pursue for Bannockburn, whether it is national brands, locally owned businesses, or a mix of both.

As provided on the following pages, the general description for each development typology looks ahead to how each

development type may influence how Bannockburn fits new development into the character of the local community. In particular, the mixed use development typology looks at concepts from the Chicago region that may serve as prototypes for how Bannockburn may build its own mixed use development approach, particularly in the four main development areas shown in Figure 4.3: (1) Eastern Development Area; (2) Western Development Area; (3) TIU Campus; and (4) Northeast Corner of IL Route 22/Half Day Road and IL Route 43/Waukegan Road.

### DEVELOPMENT TYPOLOGY OBJECTIVES

The development typologies provide for a more balanced mix of land uses that promote the following objectives:

- Account for adequate utilities and infrastructure capacity
- Preserve the Village's residential character
- Expand the municipal tax base
- Enhance employment options
- Complement Bannockburn's estate residential heritage
- Support stewardship of the natural environment
- Advance a more sustainable and resilient local economy



## LAND USE VS ZONING

It is important to note that the Future Land Use Plan is not a zoning map. Zoning regulates specific aspects of development, such as yard dimensions and building height, in addition to the location of certain types of uses within districts. Thus, zoning is a useful tool for protecting the use of property and community character, even if the zoning map does not exactly align with the land use map.

On the other hand, the Future Land Use Plan is intended to guide where certain types of development are to be located and is not intended to restrict the use of land. A land use plan indicates, in a general manner, the location of current and future uses of land for various types of development. It is meant to be a guide for establishing more finely-tuned regulations, such as zoning, and to guide decision making, which may involve public or private investment in property development.

The degree to which a zoning map will conform to a land use map depends on two factors: (1) how finely-tuned the land use map is in terms of dividing land uses into those which conform to districts, and (2) how often the zoning map is amended. Once the updated Comprehensive Plan is approved by Village officials, one of the first follow-up tasks is typically to update the Village's zoning regulations and map to ensure they align with the land use and development policies outlined in the plan.

Typically, a land use map is changed much less frequently than a zoning map because it is intended to encompass a longer time frame, embody a broad community vision, and provide a more general guide for town growth and development.

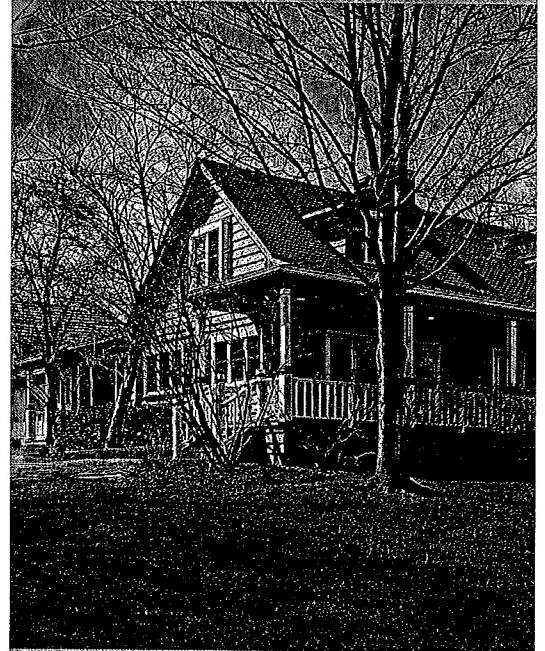
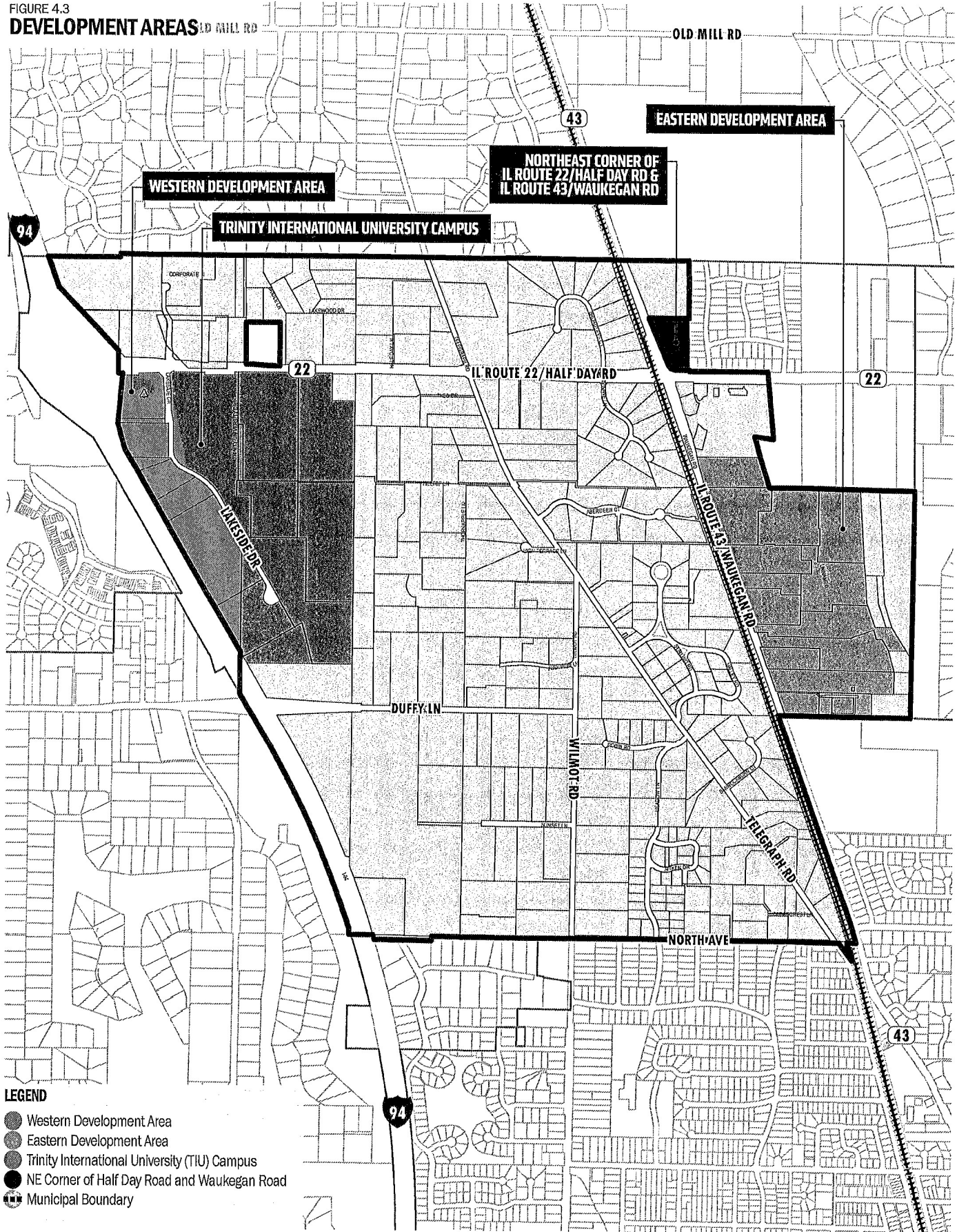


FIGURE 4.3

DEVELOPMENT AREAS



LEGEND

- Western Development Area
- Eastern Development Area
- Trinity International University (TIU) Campus
- NE Corner of Half Day Road and Waukegan Road
- Municipal Boundary



DEVELOPMENT TYPOLOGIES

# Development Areas

The table below lists various potential uses that the Village may allow in the four development areas shown in Figure 4.3. Many of these uses are also included in the development typologies summarized on the following pages.

**POTENTIAL USES IN DEVELOPMENT AREAS**

Potential Uses	Eastern Area	Western Area	TIU Campus	NE Corner of Half Day Rd & Waukegan Rd
Life science buildings	•	•	•	
Coworking and shared office spaces	•	•	•	
Conference centers	•	•		
Banquet facilities	•	•	•	
Retail/restaurant	•	•	•	•
Warehousing/logistics		•		
Highly amenitized lodging	•	•		
Retirement/age in place/senior living (age 55+)	•	•	•	
Academic facilities, e.g. college satellite buildings	•	•	•	
Entertainment venues	•	•		•
Cultural or performing arts centers	•	•	•	•
Sports complex (fields, indoor facility, minimal lighting, required landscaping buffer)	•	•	•	
Active recreation, e.g. specialized gyms and indoor youth recreation	•	•	•	•
A and/or B Lot Residential Homes			•	
Light Manufacturing		•		
Medical Facility, Hospital, Urgent Care Facility	•	•		•
Skilled Nursing Facility/Rehabilitation Center	•	•	•	
Open Space/Park/Public Institution	•	•	•	•
Planned Unit Development	•	•	•	

DEVELOPMENT TYPOLOGIES

# Residential

**FUTURE LAND USE CATEGORIES**

- Residential A [160,000 sq ft lots]
- Residential B [80,000 sq ft lots]



Bannockburn has primarily developed as a single-family residential community on large estate lots. The Comprehensive Plan recommends preservation of this estate residential character.

Residential uses encompass the two levels of low density estate-style housing types. Most housing in Bannockburn is characterized as Residential A (160,000 sq ft lots), with the remainder defined as Residential B (80,000 sq ft lots). While the Village is mostly built out, there are several parcels of land for additional Residential A lots. Any new housing should be consistent with the current style of housing already in Bannockburn, as shown in the aerial photo on the right.

Additional residential opportunities may be appropriate in development areas in the context of a planned unit development.

This aerial view of Bannockburn illustrates the large lot nature of the estate-style housing that characterize the Village's Residential A and B areas.



DEVELOPMENT TYPOLOGIES

# Mixed Use

**FUTURE LAND USE CATEGORIES**

- Trinity International University (TIU Campus Development Area)
- Office/Research District (Western & Eastern Development Areas)



Commercial districts and office campuses have evolved greatly over the past several years, particularly taking the form of mixed use centers that accommodate a range of uses beyond the typical retail businesses, restaurants, and office buildings. Compatible uses in these mixed use centers include, but are not limited to, the following:

- Coworking and shared office spaces
- Tech startups
- Research and development
- Maker spaces
- Breweries and wineries
- Healthcare and life sciences
- Conference centers and banquet facilities
- Academic facilities
- Performing arts and other entertainment venues
- Gyms, indoor recreation, and youth sports

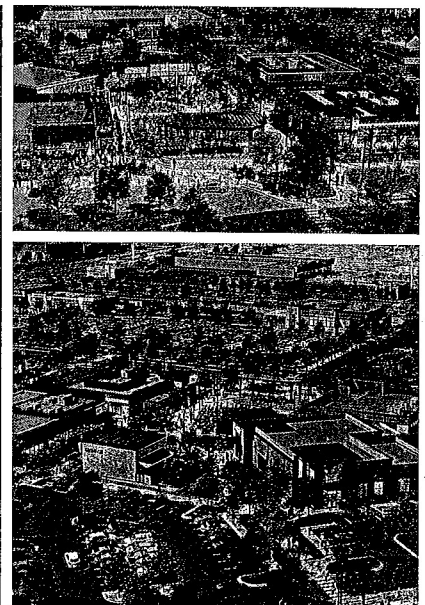
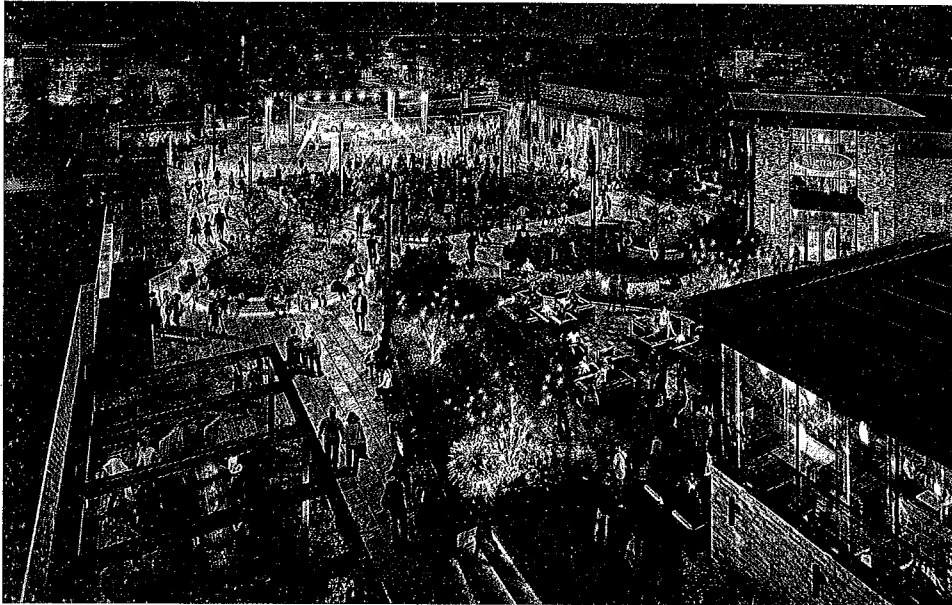
These mixed use centers may also integrate limited housing options, if found to be compatible with the overall character of the village. They may also include civic uses, parks, and open space to enhance the use mix. Open spaces also provide opportunities for customers, workers, and residents to enjoy the outdoors, passive recreation, and shared community spaces among the shops, restaurants, and office spaces in the mixed use centers.

The three development areas shown in Figure 4.3 represent prime locations to pursue mixed use opportunities, particularly in the mold of high quality mixed use centers that have transformed other suburban communities across the Chicago region (see examples below and on the next page).

REGIONAL EXAMPLE

**BLOCK 59 NAPERVILLE (PROPOSED) | NAPERVILLE, IL**

Block 59 Naperville, which was approved by the Naperville City Council in February 2023, is a future commercial development covering 130,000 sq ft total. About 103,140 sq ft of that total will be rentable space for a variety of retail and restaurant uses in freestanding and multi-tenant building formats. The site will also provide 1,650 parking spaces. Promoted as an experience-focused retail environment, the shops and restaurants will blend into a series of outdoor plazas, seating areas, and interactive spaces.



DEVELOPMENT TYPOLOGIES

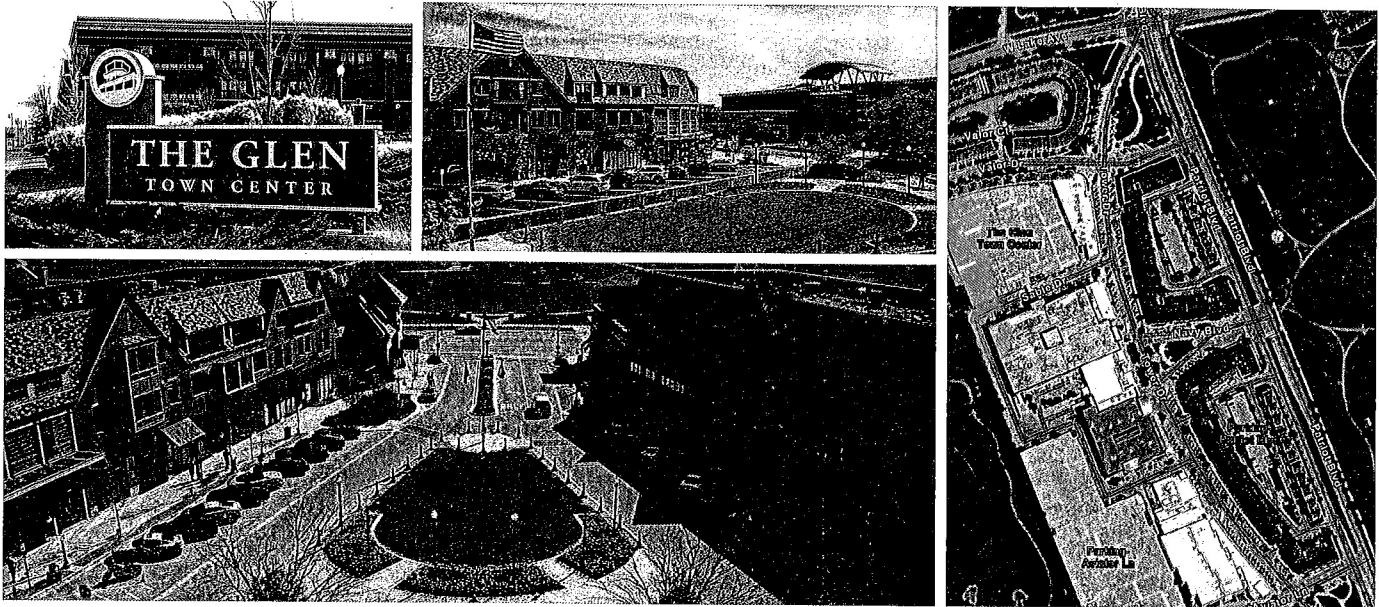
# Mixed Use

REGIONAL EXAMPLE

## THE GLEN TOWN CENTER | GLENVIEW, IL

Built like a traditional European town, the Glen Town Center in Glenview offers over 50,000 sq ft of retail shops and restaurants lining the perimeter of a central green space. While the larger Glen development includes residential components, the open air retail and restaurant components in the Town Center can serve as model for how Bannockburn can pursue mixed use development. A system of parkways and sidewalks link the Town Center to adjacent neighborhoods and open space.

FOR MORE INFORMATION:  <https://theglentowncenter.com>

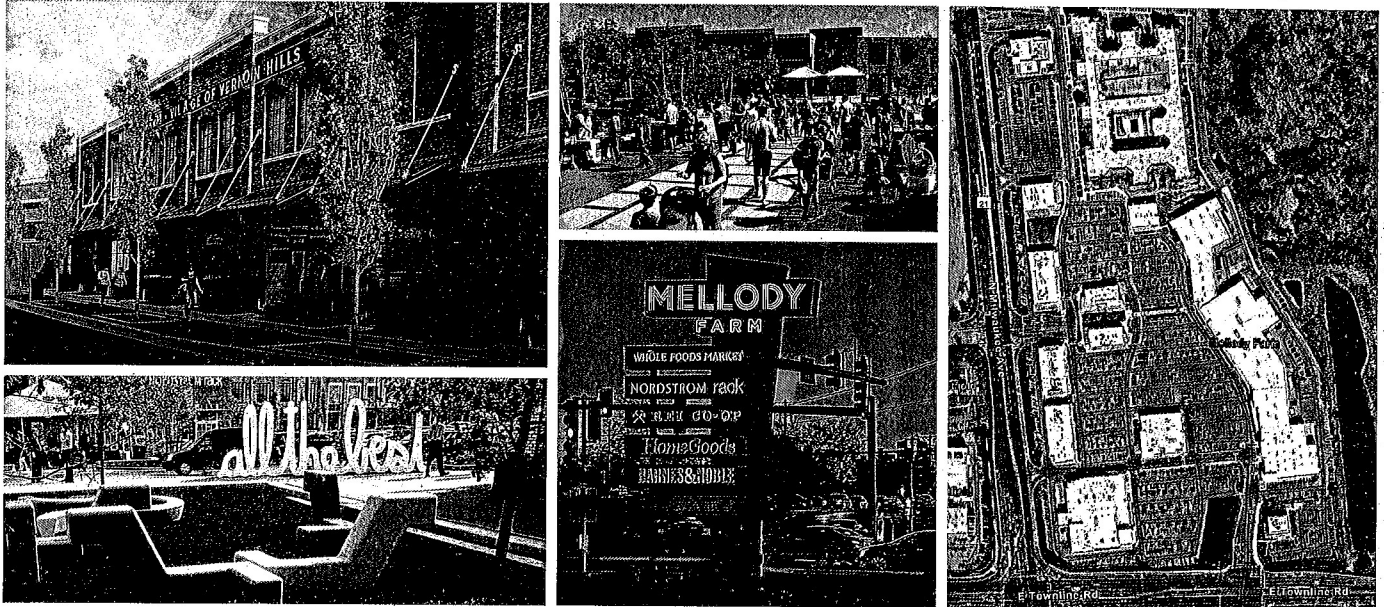


REGIONAL EXAMPLE

## MELLODY FARM | VERNON HILLS, IL

One of the newest mixed use town centers in the region is Melody Farm in Vernon Hills. Offering an open air destination with 270,000 sq ft of shopping and dining, Melody Farm is a unique commercial center with experience-based outdoor gathering spaces that invite people to shop, dine, and stay for a while. With public art and interactive outdoor spaces, people of all ages visit Melody Farm to participate in outdoor yoga, check out events, and take Instagram photos to share of their experiences.

FOR MORE INFORMATION:  <https://www.melodyfarm.com>



DEVELOPMENT TYPOLOGIES

# Retail

**FUTURE LAND USE CATEGORIES**

- Commercial
- Trinity International University (TIU Campus Development Area)
- Office/Research District (Western & Eastern Development Areas)

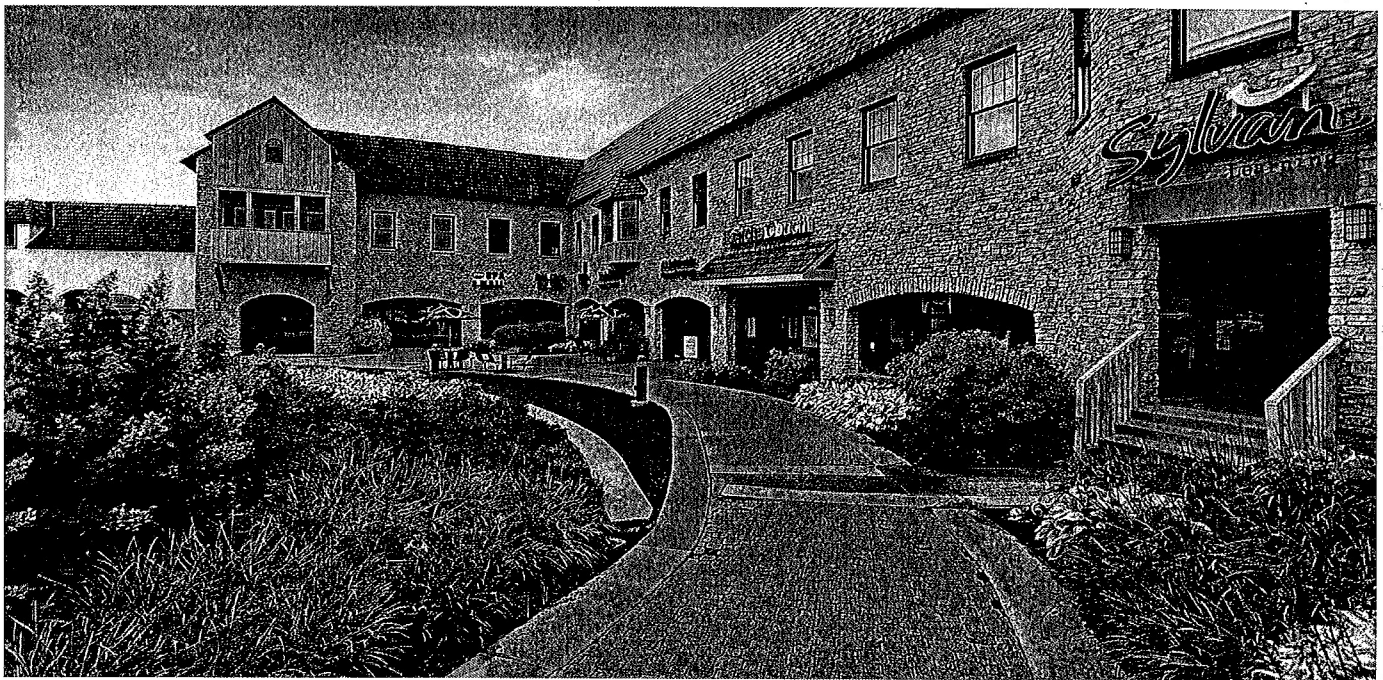


Retail uses provide goods and services with stores, restaurants, and businesses that serve the needs of residents and the daytime population generated by local offices and other employment centers. Most retail uses are located east of Waukegan Road on both sides of IL Route 22/Half Day Road. Various retail typologies are summarized on the following pages to show businesses and services that may be appropriate for Bannockburn. Bannockburn's small size and excellent connections to other communities provide an opportunity to attract businesses requiring a larger customer base.

Whether focusing retail in established areas around the intersection of IL Route 22/Half Day Road and Waukegan Road or in new mixed use centers, this approach will help Bannockburn strengthen the quality of these areas and avoid disconnected commercial development that detracts from community character and neighborhood stability. It will also reduce the cost of development since infrastructure and services will not need to be extended. In addition, transportation is a critical component to serve commercial centers and can be maximized in a more focused area, particularly within mixed use centers.



Cafés and bakeries (top left); brunch spots (top center); grocery stores (top right); experience-based businesses like Pinot's Palette (middle left); restaurants (center); boutique or specialty shops (middle right); youth-centric businesses like indoor play areas, creative arts, sports and recreation, etc. (bottom left); locally grown produce (bottom center); personal care businesses like yoga, pilates, massage therapy, etc. (bottom right)

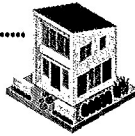


DEVELOPMENT TYPOLOGIES

# Office

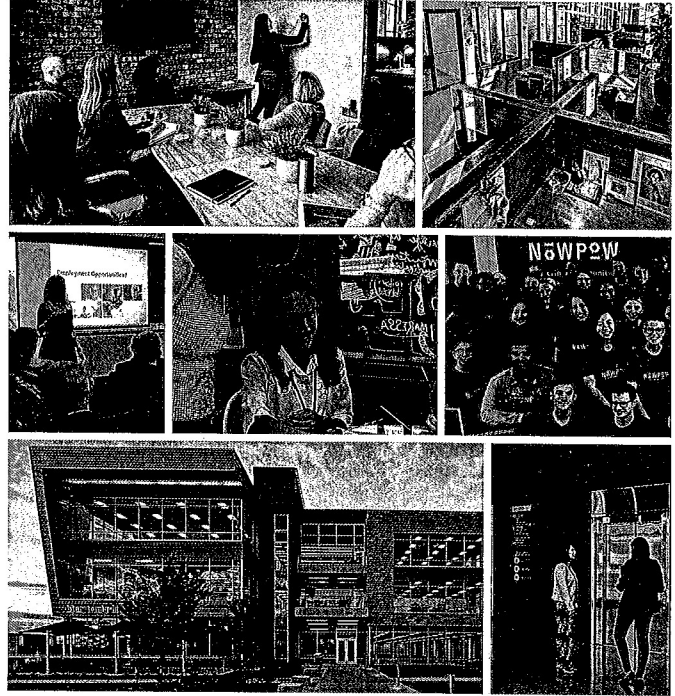
## FUTURE LAND USE CATEGORIES

- Trinity International University (TIU Campus Development Area)
- Office/Research District (Western & Eastern Development Areas)



Offices fit into a particular segment of a community's employment base and economic development strategy. While some offices can be found in retail centers, many office parks are increasingly making room for unique tenants. Corporate headquarters, professional offices, and banking/financial services are typical office tenants; however, the examples below can enhance the tenant mix of an office park, provide spaces for local entrepreneurs, and diversify employment opportunities in office environments with similar or supportive businesses.

- Coworking spaces and business incubators often serve as springboards for fledgling businesses to start small before branching out into their own larger spaces elsewhere in the community. They also support small businesses and entrepreneurs with access to classes and shared resources like conference rooms, printing, and other office amenities.
- Healthcare caters to a growing senior population and adds new opportunities that fill market needs.
- Tech startups, research and development, and life sciences are specific office tenants that can attract different skillsets to diversify the local workforce.
- Makerspaces support creators of all ages, from at-home hobbyists and amateur builders to school STEM classes and robotics teams.
- Conference centers and banquet facilities serve as assembly spaces for professional, personal, and community events year-round.
- Performing arts centers, entertainment venues, gyms, indoor recreation, and youth sports facilities provide spaces for arts, culture, and recreation.



Community meeting spaces (top right); coworking spaces (top left); business incubator (middle left); makerspaces (center); tech and business startup spaces (middle right); healthcare, higher education, and other learning campuses (bottom)

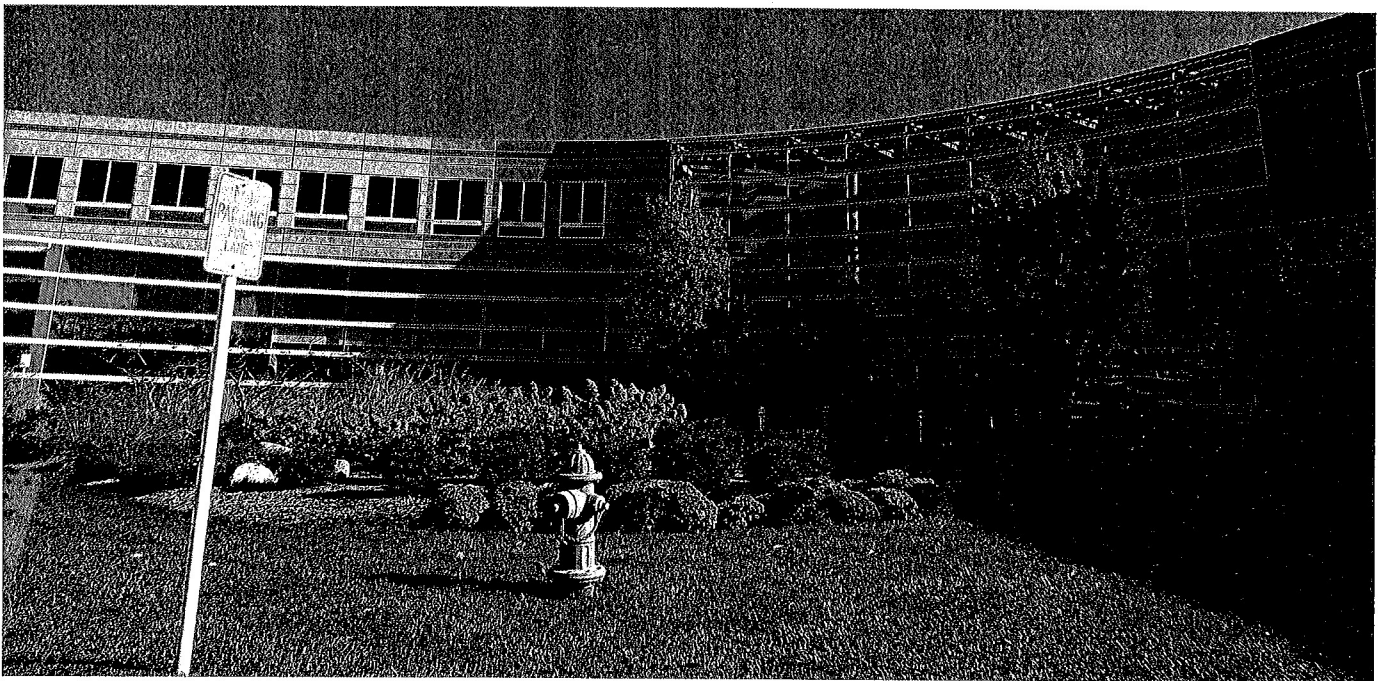
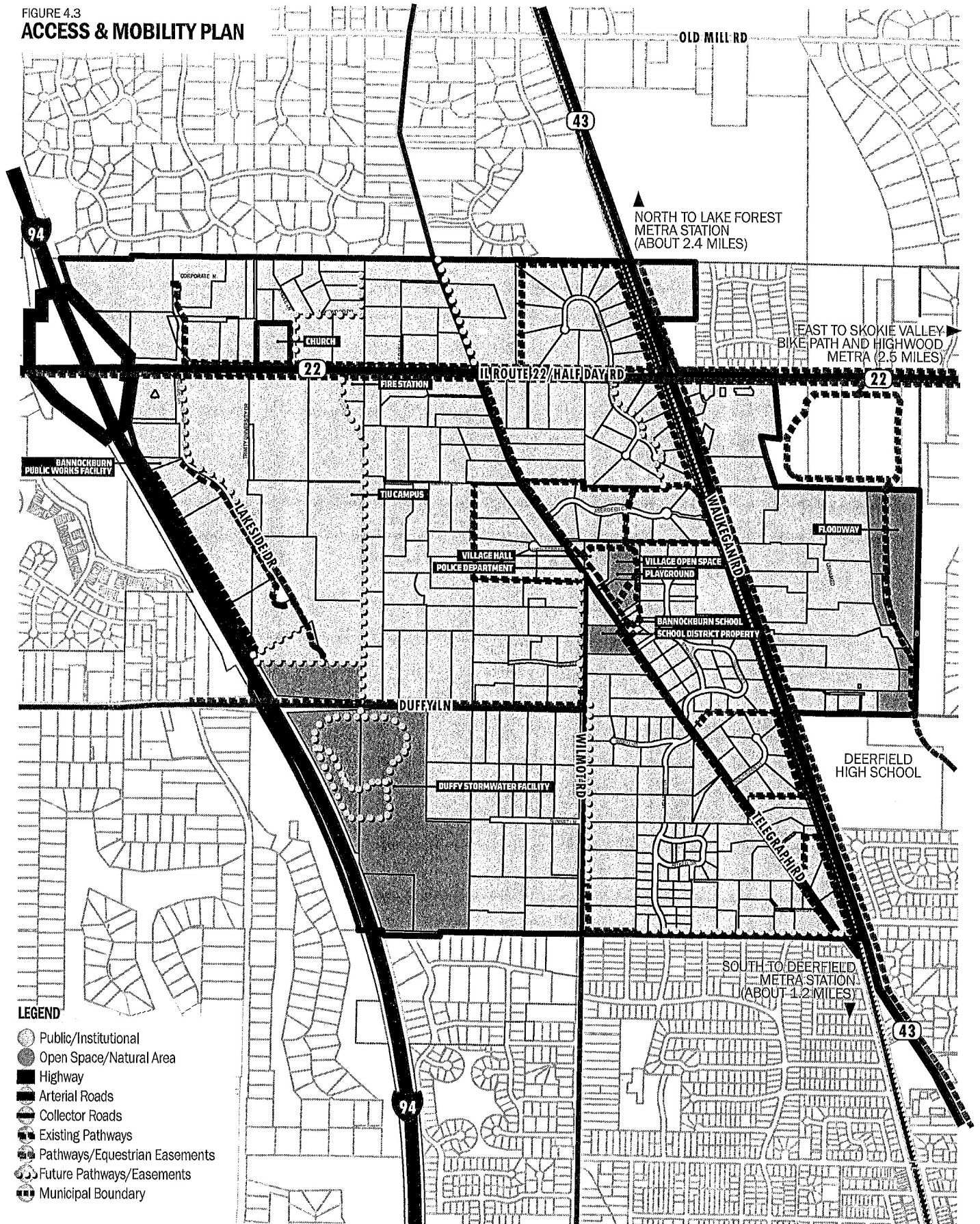




FIGURE 4.3  
ACCESS & MOBILITY PLAN



LEGEND

- Public/Institutional
- Open Space/Natural Area
- ▬ Highway
- ▬ Arterial Roads
- ▬ Collector Roads
- ▬ Existing Pathways
- ▬ Pathways/Equestrian Easements
- ▬ Future Pathways/Easements
- ▬ Municipal Boundary



## ACCESS & MOBILITY

Bannockburn benefits from excellent regional access, including an interchange off of I-94 and three other major roadways: IL Route 22/ Half Day Road, Telegraph Road, and IL Route 43/Waukegan Road. This road network provides the Village with a strong system of road access and mobility benefitting current residents and businesses and serving as an attractive asset to new businesses and investment to further boost economic prosperity.

As illustrated on the Access and Mobility Plan Map in Figure 4.3, Bannockburn's existing transportation network provides a solid foundation that can be reinforced with periodic improvements and strengthened connections to the regional transportation network. A pedestrian- and bike-friendly community encompasses safe access and mobility for people of all ages and abilities. This includes ADA-compliant facilities at crosswalks, parking lots, and entry points to buildings.

With Bannockburn's transportation network covering multiple jurisdictions, intergovernmental cooperation is integral to the improvement and maintenance of a multimodal transportation system that adequately serves the community, while making the Village an attractive destination to build new homes, establish new businesses, and provide jobs for the region.

### TRANSPORTATION ELEMENTS

#### ROAD NETWORK

The streets in Bannockburn's road network are classified according to their function in the local circulation system:

- **Highways:** I-94
- **Arterial Roads:** IL Route 22/Half Day Road, IL Route 43/Waukegan Road
- **Collector Roads:** Telegraph Road, Wilmot Road, Duffy Lane
- **Local Roads:** All other roads

Proper roadway classifications help ensure safe and efficient movement of vehicles to accommodate current traffic volumes and anticipate or limit future increases as Bannockburn experiences new development. They also aid in capital improvements programming and the designation of specialized traffic routes, such as truck routes which may be of importance with access to the I-94 interchange.

With the I-94 interchange providing immediate access to the office area and Trinity International University (TIU) campus, the Tri-State Tollway provides a competitive advantage for economic development and unique opportunities to reposition these areas as mixed use districts in a similar mold as the development typologies illustrated on page 19-23.

#### SIDEWALKS & TRAILS

Bannockburn has a limited sidewalk network due in part to its historic development patterns with large estate lots and preservation of the community's open spaces, woodlands, and the pastoral quality of the natural environment. Sidewalks are primarily located along IL Route 22/Half Day Road and IL Route 43/Waukegan Road, as well as within office parks and retail centers like Bannockburn Green.

In addition to sidewalks, the local network serving pedestrians and bicyclists includes pathways and equestrian easements, as shown on the Access and Mobility Plan Map in Figure 4.3. These pathways traverse along certain roads, around the property lines of certain neighborhoods, and within the Village Hall open space/playground area and TIU campus.

New pathways and improved access for pedestrians and bicyclists should be provided as mixed use opportunities are considered to reimagine Bannockburn's current office areas and TIU campus (see pages 20-21 for more details). Improved access and mobility for pedestrians and bicyclists will be key to link neighborhoods to parks, open space, commercial areas, and other amenities. They may also serve as attractive amenities for local employers as workers seek office environments providing access to spaces for recreation, socialization, and collaboration.

#### TRANSIT

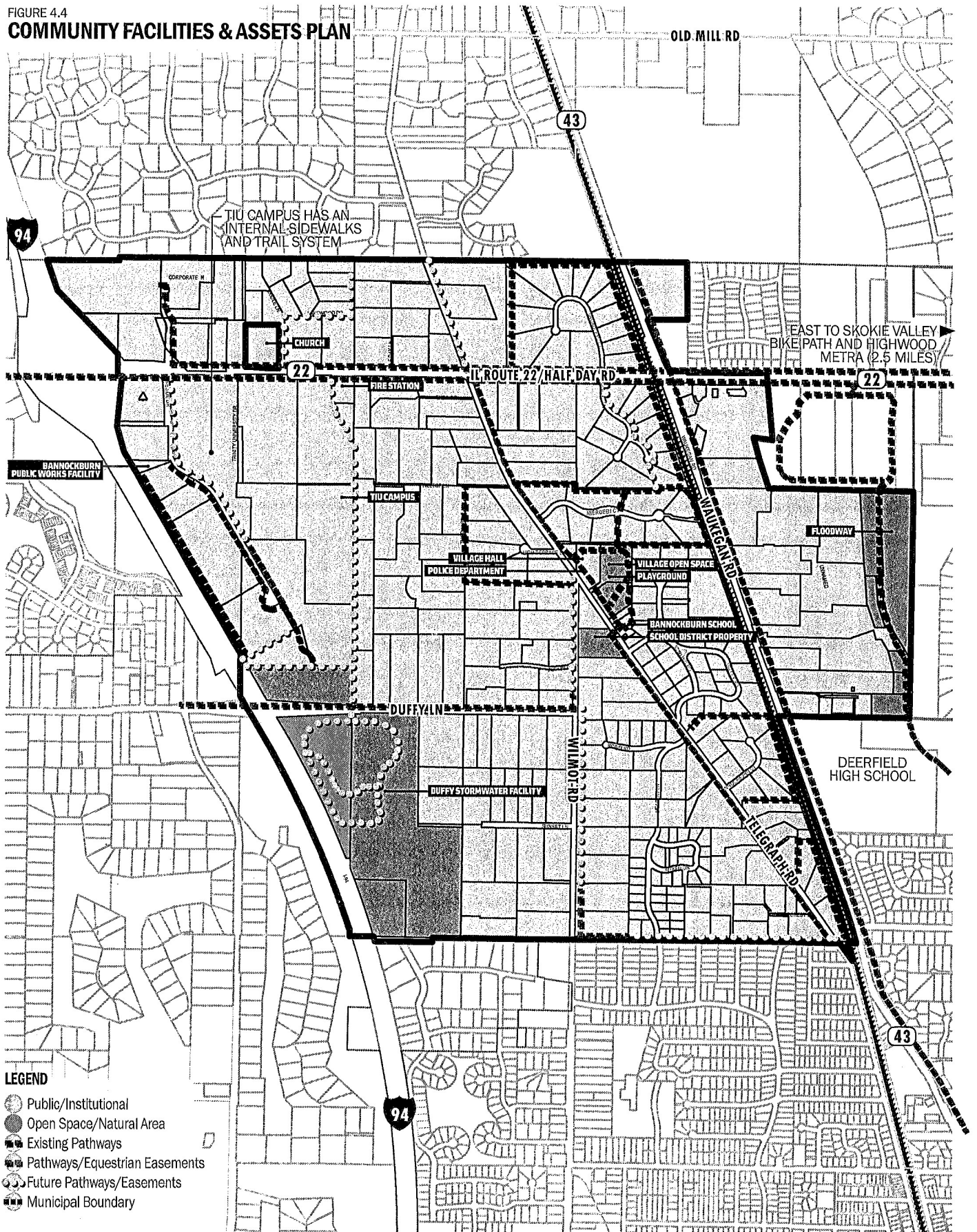
Transit within municipal limits is highly limited in Bannockburn, particularly since Pace bus routes do not run through the Village. While Metra's Milwaukee District North (MD-N) line cuts through Bannockburn, the closest Metra commuter rail stations are in Lake Forest to the north (about 2.4 miles to Lake Forest's MD-N station from Bannockburn's northern boundary) and Deerfield to the south (about 1.2 miles to Deerfield's MD-N station from Bannockburn's southern boundary).

With multiple office parks, the Village and office park personnel have joined together with LYFT to provide private shuttle service from nearby Metra stations to connect local workers to jobs in Bannockburn.

Microtransit, which is an on-demand shuttle service inspired by ride share platforms like Uber and Lyft, is an emerging option in areas with limited transit access. Pace operates a dial-a-ride shuttle service, including its Ride Lake County service for seniors (age 60+) and individuals with disabilities.



FIGURE 4.4  
**COMMUNITY FACILITIES & ASSETS PLAN**



**LEGEND**

- Public/Institutional
- Open Space/Natural Area
- Existing Pathways
- Pathways/Equestrian Easements
- Future Pathways/Easements
- Municipal Boundary



## COMMUNITY FACILITIES & ASSETS

Community facilities and public infrastructure form the physical backbone of a community, providing essential services and functions to the community. They are generally comprised of services, resources, and institutions that meet the civic, cultural, social, recreational, educational, and spiritual needs of the community.

As summarized on the Community Facilities and Assets Plan Map in Figure 4.4, Bannockburn is served by a small but high-quality system of community facilities and public infrastructure, including: municipal services, public safety, school, and parks and recreation. The TIU campus is also an asset offering new opportunities to reimagine use of space as it transitions to undergraduate online programs while maintaining its Masters and Doctorate Ministry program.

While community facilities are maintained and operated by a range of providers, including municipal, public, quasi-public, and private entities, public infrastructure generally encompasses municipal services and utilities that are vital to the daily function of Bannockburn's residents, businesses, and institutions.

As Bannockburn pursues new development and community enhancement opportunities, improvements will continually be needed to ensure the services, functions, and utilities provided to the community have adequate capacity and are well-maintained.

### FACILITIES & ASSETS

#### TRINITY INTERNATIONAL UNIVERSITY

Trinity International University (TIU) has long been a notable institution located in Bannockburn offering spaces for academic and recreational opportunities. However, TIU's announcement in February 2023 to transition to fully offering online courses and programs to a global audience opens opportunities to reimagine the campus for new uses that mutually benefit the Village and TIU.

Even as TIU continues to manage its transition to an online undergraduate and on-campus graduate academic institution, the campus will remain a major asset in Bannockburn in many ways. TIU will still maintain a presence in the community, even if it is significantly reduced. This reduced presence will impact TIU's physical footprint, potentially leading to reuse of existing buildings or development on newly available land.

#### SCHOOLS

Part of the Bannockburn School District #106, Bannockburn School is the only school facility within the Village's municipal limits. Bannockburn School serves about 150 K-8 students, with students grade 9-12 attending Deerfield High School.

Changes in the Village and student populations will need to be monitored to assess future school space needs. The School District recently acquired 3.8 acres of land on the west side of Telegraph Road across the street from the current Bannockburn School campus.

In addition, TIU's ongoing repositioning will be monitored. The current goal will be to keep the graduate and divinity studies program on campus and should not affect the student population.

#### CIVIC USES

A relatively small community like Bannockburn is well served by a centralized civic center, which includes Village Hall and the Police Department located in proximity to an expansive community open space, trail system, and the community's K-8 school. This central civic hub helps to maintain Bannockburn's small community character.

The Village is also served by the Deerfield Bannockburn Fire Station on IL Route 22/Half Day Road.

#### PARKS & RECREATION

While Bannockburn does not have an official park system managed by a park district or parks department, community members have access to open spaces, trails, and recreational spaces, including:

- Village Hall open space and playground
- College Park Athletic Club East
- Midtown Athletic Club
- Prairie Wolf Forest Preserve
- Parks and recreational facilities in neighboring communities

Evolving community needs may place demands on more spaces for active and passive recreation, including trails and a mix of indoor/outdoor facilities. This may be of critical importance in new mixed use and office park areas to enhance their attraction to residents, visitors, and the workforce.

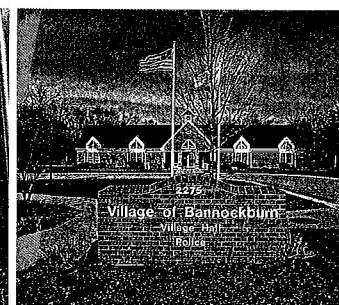
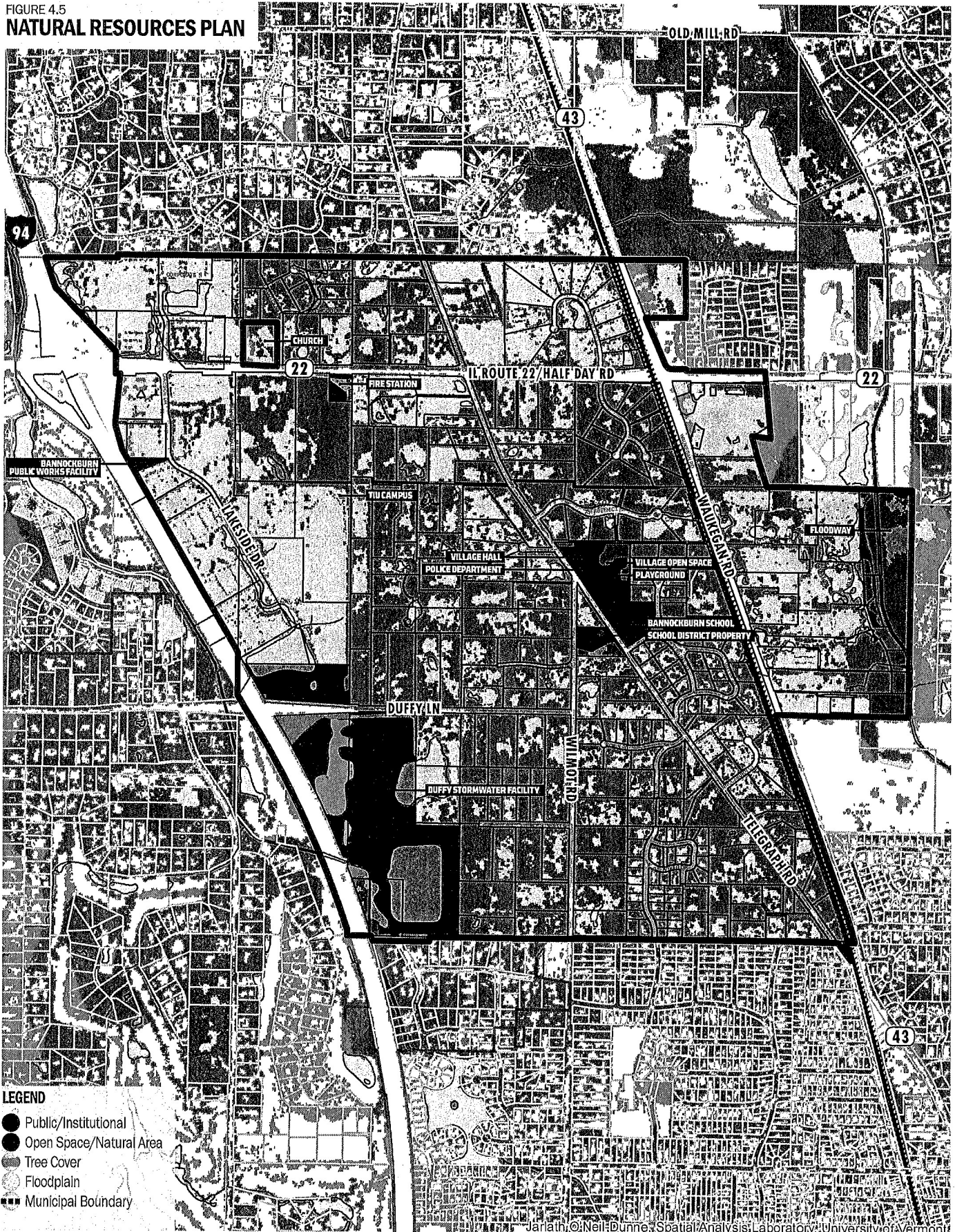


FIGURE 4.5  
NATURAL RESOURCES PLAN



- LEGEND**
- Public/Institutional
  - Open Space/Natural Area
  - Tree Cover
  - Floodplain
  - Municipal Boundary

Jarlah, ©Neil Dunne, Spatial Analysis Laboratory, University of Vermont



## NATURAL RESOURCES

The natural environment in Bannockburn helps to define the character of the community, provide recreational opportunities for residents, and support natural stormwater management. Local stewardship of the natural environment reflects the community's commitment to protect environmental features and conserve open space, which help in the preservation of Bannockburn's estate pastoral character. It will also guide the Village's capacity to protect this character even as the community pursues new development opportunities. The Natural Resources Plan Map is provided in Figure 4.5.

### NATURAL RESOURCES

#### ENVIRONMENTAL FEATURES

One of the defining aspects of Bannockburn neighborhoods is the substantial woodlands that surround the homes on large estate lots. Preserving and enhancing the predominance of natural elements on residential lots over the built environment are critical policies for maintaining the Village's character. Requirements for tree preservation, bufferyard, and screening and landscaping, as well as restrictions on the extent of development on individual residential lots are essential to protecting the character of the Village.

Much of the Village's undeveloped land is located within the floodplain, which is primarily concentrated in the eastern and southwestern parts of the community.

Wetlands<sup>1</sup> are situated at various points in depressional areas and along drainageways.

Overall, the Village continues to maintain a long standing policy to protect all woodlands, floodplains, and wetlands. This is reflected in the community design section of this chapter on pages 31-34, underscoring how Bannockburn's environmental features are critical to its identity and historic pattern of development.

<sup>1</sup> Lake County's GIS system does not identify any wetlands within or in the immediate vicinity of Bannockburn, at least through the EPA advanced identification (ADID) system. This may not necessarily mean that smaller wetlands are not present in the Village.

#### OPEN SPACE

Conservation of open space (both public and that which is found on private lots) enables Bannockburn to protect the natural ecosystem and preserve the openness that adds to the estate pastoral character of the community.

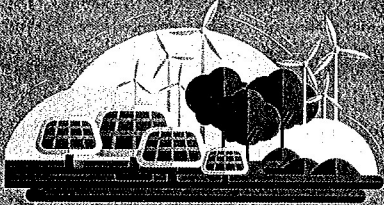
Other elements that add to the Village's open space system include:

- Green space along trails
- Landscaped or naturalized parkways in street rights-of-way
- Stormwater management facilities like detention/retention ponds, bioswales, rain gardens, etc.
- Conservation easements or areas
- Peripheral open spaces

In addition, open spaces generally include community spaces such as civic squares, plazas, etc. in retail centers and office parks. While these types of spaces are open to the general public, they may be located on either public or private property.

**WATER FLOW ON PRIVATE PROPERTY:** The flow of water on private property is a significant issue in Bannockburn. The Implementation Plan in Chapter 5 identifies strategies to find solutions to address this issue and emphasize the importance of these waterways to affect water flow in an effective manner. This will help ensure natural drainage patterns are optimized and minimize impacts on private property.





**RENEWABLE ENERGY**

As Bannockburn seeks sustainable approaches to development and community enhancement, environmentally responsible energy generation and consumption should be considered. As highlighted below, the Village can take certain steps to advance the community's commitment to renewable energy.

While renewable energy approaches can be incorporated at a larger community scale, they also enable individual property owners to play a role in being energy conservation stewards and making their own properties more sustainable. Efforts to develop new renewable energy resources should not be allowed to impact the natural energy conservation and environmental benefits provided by the landscaped features of the Village.

**Solar Energy**

Bannockburn is like many communities that have established zoning standards and practices to regulate solar farms and other solar energy systems at different scales. The Village's Zoning Code and Building Department forms properly regulate solar energy systems. Bannockburn allows for solar panels as part of ground-mounted systems or on rooftops on homes, businesses, and parking structures.

**Wind Energy**

Similar to solar energy, Bannockburn provides wind energy standards in its Zoning Code and Building Department forms, including freestanding and building-mounted wind energy systems.

**Electric Vehicles**

One of the Access and Mobility objectives is to update Village policies to support electric vehicle infrastructure. This includes updating the Zoning Code to include regulations for electric vehicle (EV) charging stations and related infrastructure. Future research would be needed to understand the impacts of electric vehicles and related infrastructure on existing gas stations and how to reuse gas station sites. EV charging stations can also be used as an economic development tool to attract EV drivers to charge their vehicles in Bannockburn making the community convenient for visitors.

The Veterinary Specialty Center at 2051 Waukegan Road has solar panels on top of a carport in its parking lot.



**UTILITIES & INFRASTRUCTURE**

Bannockburn is generally well served by water and wastewater utility service, which will need to be continually monitored as the Village manages any new development or changes in the community. Expansion of services and new infrastructure may be needed, particularly in cases where the Village annexes land and intends to serve them with municipal utilities.

**UTILITIES**

**WATER & WASTEWATER**

Bannockburn is generally well served by water service, which includes a water storage facility with water purchased from Highland Park. The Duffy water main loops all the way back to TIU. In addition, the Village has gradually expanded the water system west of Wilmot Road and along major roads over the past 25+ years.

The Village has three sanitary sewer areas within the corporate limits. The western side of the Village is served by Lake County Public Works, which owns, maintains, and processes all wastewater. The majority of Bannockburn is served by the Deerfield wastewater treatment facility, but the Village owns and maintains these sanitary lines. The northern and eastern parts of the Village has wastewater processed by the North Shore Water Reclamation District and the Village owns and maintains these sanitary lines.

While the Village provides wastewater utility service, there is room for improvement, particularly expanding sewer service west of 1775/1850 Duffy Lane which is presently served by the Lake County Public Works system. Service expansion would require private and/or public investment but would help move property owners off private septic. Such service expansion should be evaluated as an option to enhance municipal utility service.

**STORMWATER**

Stormwater in Bannockburn is handled by a system of roadside ditches and piped storm sewers, which is a complex system that the Village does its part to facilitate adequate stormwater management. There is also a stormwater facility maintained by the Army Corp of Engineers at the southwest corner of the Village and located on the Forest Preserve property adjacent to the tollway.

New development, particularly residential developments and office parks, typically include detention/retention ponds to aid in stormwater management. Native plantings are encouraged on private properties and public areas like open spaces, utility corridors, and rights-of-way to provide for natural water filtration, reduced water consumption, wildlife habitats, and reinforcement of Bannockburn's estate quality.

One particular issue to address is drainage from the Metra water system. The Village could assess the potential to acquire an easement from a property owner to utilize for detention, which would help retain more water on-site and reduce the amount of water that runs east towards the railroad tracks.

The Village should also continue to promote best management practices (BMPs) for stormwater management, including native plantings, bioswales, rain gardens, permeable pavers, and other methods that enable properties of a certain size to retain as much water as possible. BMPs help to decrease stormwater runoff, improve water quality in downstream creeks, reduce long-term maintenance costs, and minimize impacts on farmland and environmentally sensitive areas.

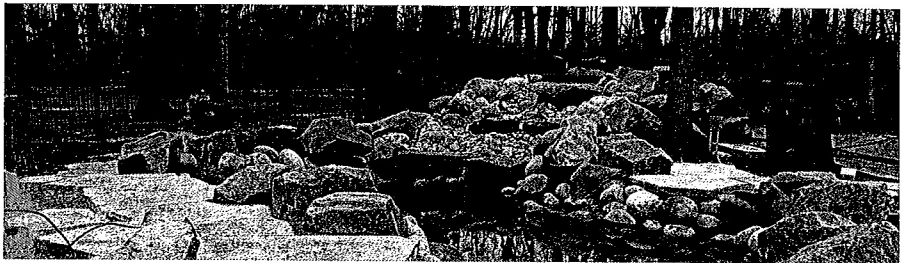
**TELECOMMUNICATIONS**

A strong telecommunications system has progressively become a critical facet of a community's infrastructure. This is becoming increasingly more apparent with more people working and learning from home, which requires reliable internet service to ensure residents, workers, and students can interact and access resources.

From an economic development perspective, internet service is an important infrastructure element that supports existing businesses and employers, as well as attracts new ones, to support their day-to-day activities and steadfast commerce.

According to the Illinois Department of Commerce and Economic Opportunity (DCEO), Bannockburn is presently served by varying levels of internet service. Internet service is generally defined by different forms of broadband infrastructure, including fixed and wireline, fiber, cable, DSL, and fixed wireless. Any gaps can likely be filled as major development and growing community needs call for expanded service.

The Village should continue to work with its franchise agreement holders and other telecommunication providers to encourage them to upgrade service to ensure steady service reliability while respecting the community character of the Village with their facility installations.



## COMMUNITY DESIGN

Community design is one of the nine goals identified in the Community Framework (Chapter 3):

*Bannockburn will maintain community design standards and advance high quality urban design that protects the rural estate character of the community.*

Based on this goal, community design is intended to enhance the physical form and appearance of the community, preserve the Village's estate character, and protect the natural environment.

The community design elements summarized below are adapted from the community character guidelines defined in the 2014 Bannockburn Comprehensive Plan. These community character guidelines provide a solid framework of factors that the Village should consider when preparing a more defined set of design guidelines, as recommended in Objective 7.5 in the Implementation Plan (Chapter 5). Design considerations for each of these community design elements are summarized below.

### URBAN COMMUNITY CHARACTER CLASS

The Urban Community Character Class most closely resembles the classic urban environment where buildings define and enclose spaces. The spaces are architectural and often function well with or without significant landscaping. The ground is likely to be paved, including the use of permeable paving materials to reduce impervious surfaces.

The urban environment is designed to bring people into close contact and to maximize personal interaction. Privacy is typically obtained in the private interior spaces formed by small walled courtyards or fenced yards. The vertical character of the urban environment is architectural defined by the rooflines of the surrounding buildings.

Whether by car, bike, or on foot, activity is desirable in an urban environment, as such activity generates the interactions for successful commerce and active socialization. The availability of multiple options for social interaction or cultural experiences close at hand means that even residential areas are densely populated and close to active business areas. To capitalize on the benefits of an active urban environment, commercial and residential buildings alike are ordinarily located in close proximity to public ways with little or no building setbacks.



**DESIGN CONSIDERATIONS** are listed below for each of the following design elements relating to the Urban Community Character Class. These design considerations will help guide the preparation of a more detailed set of design guidelines for Bannockburn, which will include standards that should be codified in the Village's Zoning Code to ensure proper enforcement of the community's design expectations.

#### SITE DESIGN

- Parking
- Pedestrian access
- Outdoor spaces, e.g., plazas, patios, outdoor dining, etc.
- Site entry points
- Building placement
- Landscaping
- Lighting
- Build-to lines

#### ARCHITECTURE

- Building materials
- Windows and doors
- Façades
- Height
- Roofs
- Human scale
- Housing
- Lighting
- Awnings and canopies

#### STREETScape

- Street right-of-way treatments
- Furnishings, e.g., benches, banners, kiosks, receptacles, etc.
- Landscaping
- Lighting
- Public art

#### SIGNAGE

- Monument signs
- Wall signs
- Electronic signs
- Lighting (interior and exterior illumination)
- Directory signs
- Wayfinding signs
- Gateways and Village entry points

#### LANDSCAPING

- Native landscaping
- Appropriate plant lists
- Foundation plantings
- Planting beds
- Street right-of-ways
- Parking lots
- Sign areas

#### SUSTAINABILITY

- Bioswales
- Rain gardens
- Detention/retention ponds
- Permeable materials
- Other stormwater management methods
- Solar energy
- Wind energy
- Electric vehicle charging stations

#### PEDESTRIAN & BICYCLE FACILITIES

- Sidewalk connectivity
- Crosswalks
- Railroad crossings
- Safe Route to Schools
- On-street bicycle paths
- Off-street bicycle paths
- Multi-use paths
- Bicycle parking
- Microtransit pickup spots

#### Relation to Future Land Use Plan

*With regard to the Future Land Use Plan, the Urban Community Character Class is generally not appropriate for Bannockburn. In the three development areas shown in Figure 4.3, which allow for a mix of uses -- retail, office, civic, parks, open space, etc. -- there may be opportunities to generate activity in a centralized area that acts as a village center or major activity nodes, and such development could exhibit elements of the Urban Community Character Class, but only if at a scale that is consistent with the overall character of Bannockburn and with landscaping features that exceed what is typically found in areas exhibiting an Urban Community Character.*





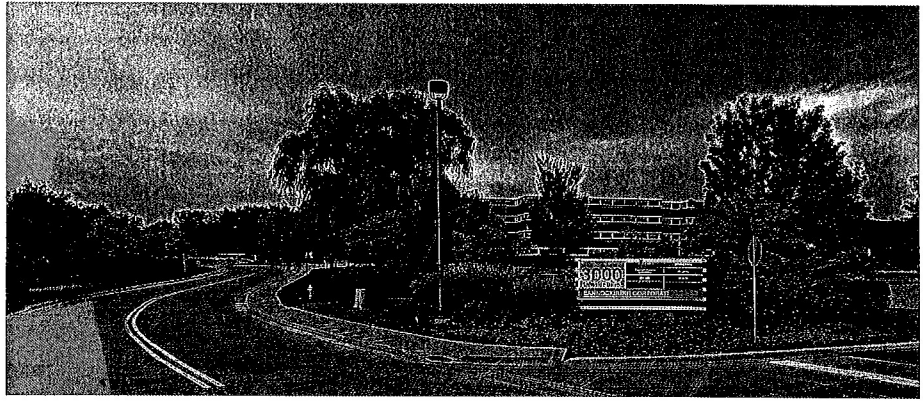
**SUBURBAN COMMUNITY CHARACTER CLASS**

The Suburban Community Character Class is significantly different from the Urban Community Character Class, particularly in how suburban areas have sufficient open space between or within developments to provide effective contrast and balance to the buildings. This greater amount of open space enables suburban areas to provide for more landscaping, particularly greater prevalence of trees making up the natural landscape.

While some of these open spaces can be taken up by development, concerted efforts can be taken to carefully integrate open spaces and other natural elements into the site design of developments. This helps to preserve open space and provide a greater balance between the built and natural environments. Setbacks become more pronounced among and between buildings and public ways.

Suburban areas are generally defined by residential neighborhoods where the qualities of personal space, privacy, security, and visual access to open space are available. Non-residential uses like retail businesses and offices need not be totally excluded from suburban areas. To maintain the desired suburban character, non-residential uses must either be spread out and built on lower intensities on individual sites, or the uses must be clustered to either surround or be surrounded by open space.

The latter approach is fairly prevalent in Bannockburn's office parks, which have extensive landscaping and significant open space surrounding the office buildings. Other commercial uses like Bannockburn Green was intentional in its preservation of trees and open space to weave the natural environment into the site design.



**DESIGN CONSIDERATIONS** are listed below for each of the following design elements relating to the Suburban Community Character Class. These design considerations will help guide the preparation of a more detailed set of design guidelines for Bannockburn, which will include standards that should be codified in the Village's Zoning Code to ensure proper enforcement of the community's design expectations.

**SITE DESIGN**

- Parking
- Pedestrian access
- Outdoor spaces, e.g., plazas, patios, outdoor dining, etc.
- Site entry points
- Building placement
- Landscaping
- Lighting
- Build-to lines
- Buffer yards

**ARCHITECTURE**

- Building materials
- Windows and doors
- Façades
- Height
- Roofs
- Human scale
- Housing
- Lighting, including Dark Sky standards to preserve the night sky
- Awnings and canopies

**STREETScape**

- Street right-of-way treatments
- Furnishings, e.g., benches, banners, kiosks, receptacles, etc.
- Landscaping
- Lighting
- Public art

**SIGNAGE**

- Monument signs
- Wall signs
- Electronic signs
- Lighting (interior and exterior illumination)
- Directory signs
- Wayfinding signs
- Gateways and Village entry points

**LANDSCAPING**

- Native landscaping
- Appropriate plant lists
- Foundation plantings
- Planting beds
- Street right-of-ways
- Parking lots
- Sign areas

**SUSTAINABILITY**

- Bioswales
- Rain gardens
- Detention/retention ponds
- Permeable materials
- Other stormwater management methods
- Solar energy
- Wind energy
- Electric vehicle charging stations

**PEDESTRIAN & BICYCLE FACILITIES**

- Sidewalk connectivity
- Crosswalks
- Safe Route to Schools
- On-street bicycle paths
- Off-street bicycle paths
- Multi-use paths
- Bicycle parking

**Relation to Future Land Use Plan**

*With regard to the Future Land Use Plan, the Suburban Community Character Class is most relevant to the areas outside the residential core of the Village located in the Residential A and B. The Suburban Character areas are non-residential contexts, this class is relevant to Retail areas that provide businesses at the intersection of IL Route 22/Half Day Road and Waukegan Road, including Bannockburn Green and the corner with Mariano's. This class is also reflected in the Office/Research areas. Such Suburban Character in the Village's non-residential areas should be preserved unless a Bannockburn-appropriate mixed use development is conceived that reflects the Urban Character class as described above.*



**ESTATE COMMUNITY CHARACTER CLASS**

The Estate Community Character Class represents the lower intensity end of the character spectrum from urban to suburban to estate. Estate character development is primarily residential with low density development on large or heavily landscaped properties that produce an open and pastoral feeling. In general, open spaces dominate; architectural and man-made elements are apparent but fade into the natural environment.

To achieve an estate character, the design of subdivisions and landscaping should seek to imitate rural areas. Rural fence types, hedge rows, natural landscaping along property boundaries, and generous building setbacks from the street will, separately or in combination, visually complement this character. In the wooded areas of Lake County, an estate character is best assured through careful tree preservation.

When homes are built on open land or where trees have been cut indiscriminately, an area can quickly shift from an estate to a suburban character type because of the increased emphasis on man-made elements. Landscaping efforts involving a few scattered trees on lawns but concentrating on foundation plantings often are not adequate to reverse this shift, and such developments at times must rely on surrounding open space to provide the desired estate character.

Attempts have been made to achieve an Estate character by having denser developments "borrow" open space from neighboring areas. However, if that "borrowed" space is later developed, the character will shift from estate to suburban. To prevent such potential changes in character, developments should not be allowed to depend upon the borrowing of unprotected open space. Large lot requirements complemented by strict density controls should be adopted and enforced.

Effective landscaping requirements can also be used to enhance and ensure a stable estate character. The Planned Unit Development (PUD) process can be used to preserve the estate character of an area by clustering homes so as to ensure that open space and important natural features that define the area character are preserved. This is a common practice in Bannockburn, with large lot residential properties exhibiting the character of mature estate areas.



**DESIGN CONSIDERATIONS** are listed below for each of the following design elements relating to the Estate Community Character Class. These design considerations will help guide the preparation of a more detailed set of design guidelines for Bannockburn, which will include standards that should be codified in the Village's Zoning Code to ensure proper enforcement of the community's design expectations.

**SITE DESIGN**

- Building placement
- Landscaping
- Open space preservation
- Lighting
- Build-to lines
- Buffer yards

**ARCHITECTURE**

- Building materials
- Windows and doors
- Façades
- Height
- Roofs
- Lighting, including Dark Sky standards to preserve the night sky

**STREETScape**

- Street right-of-way treatments
- Landscaping
- Lighting

**SIGNAGE**

- Monument signs/property identification signs
- Lighting (interior and exterior illumination)

**LANDSCAPING**

- Native landscaping
- Appropriate plant lists
- Foundation plantings
- Planting beds
- Street right-of-ways

**SUSTAINABILITY**

- Bioswales
- Rain gardens
- Detention/retention ponds
- Permeable materials
- Other stormwater management methods
- Solar energy
- Wind energy

**Relation to Future Land Use Plan**

*With regard to the Future Land Use Plan, the Estate Community Character Class is most relevant to the Residential A and B areas.*



**COUNTRYSIDE COMMUNITY CHARACTER CLASS**

The Countryside Community Character Class is defined by a landscaped setting that preserve natural elements, protect scenic vistas, and minimize the visual impacts of man-made elements. In open land, structures are highly visible, with very low intensities needed to preserve a countryside character. In wooded areas, a higher intensity can achieve the same quality if structures are screened from view. The presence of rural amenities like rural fences and horse stables can contribute to the rural image of the countryside.

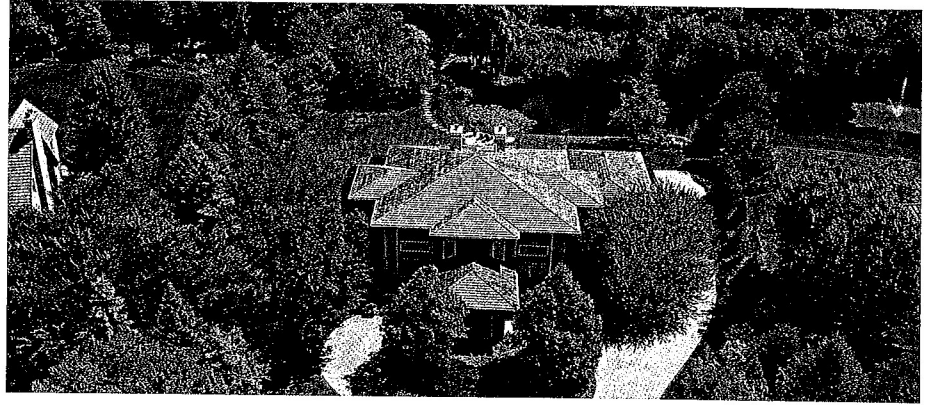
Because many estate residents view their lifestyle as that of living in the country, there are important steps that can be taken to have an estate-sized lot approach a countryside character. Among these steps is maintaining rural aspects of the landscape, such as woodland areas. More important is the way in which lots are landscaped, including more dense landscaping on the perimeter to enhance privacy.

In areas with lots of four or more acres, a countryside character can be achieved and maintained with a combination of density restrictions and landscaping. As the density of structures increases, as in planned developments, more extensive landscaping is required to preserve the countryside character.

Because communities are often experienced from the roadway, design of the roadway is crucial to maintaining the character of an area. The clearing of land along roads is destructive of the Countryside character, while preservation and landscaping of roadways to make them enclosing and narrow enhances the countryside character of an area. However, where individual landowners have lawns abutting the street and the view of buildings encroaches upon the vista, the character starts to shift from countryside to estate.

**Relation to Future Land Use Plan**

*With regard to the Future Land Use Plan, the Countryside Community Character Class is most relevant to the Residential A and B areas, primarily lots of four or more acres.*



**DESIGN CONSIDERATIONS** are listed below for each of the following design elements relating to the Countryside Community Character Class. These design considerations will help guide the preparation of a more detailed set of design guidelines for Bannockburn, which will include standards that should be codified in the Village's Zoning Code to ensure proper enforcement of the community's design expectations.

**SITE DESIGN**

- Building placement
- Landscaping
- Open space preservation
- Lighting
- Build-to lines
- Buffer yards

**ARCHITECTURE**

- Building materials
- Windows and doors
- Façades
- Height
- Roofs
- Lighting, including Dark Sky standards to preserve the night sky

**STREETScape**

- Street right-of-way treatments
- Landscaping
- Lighting

**SIGNAGE**

- Monument signs/property identification signs
- Lighting (interior and exterior illumination)

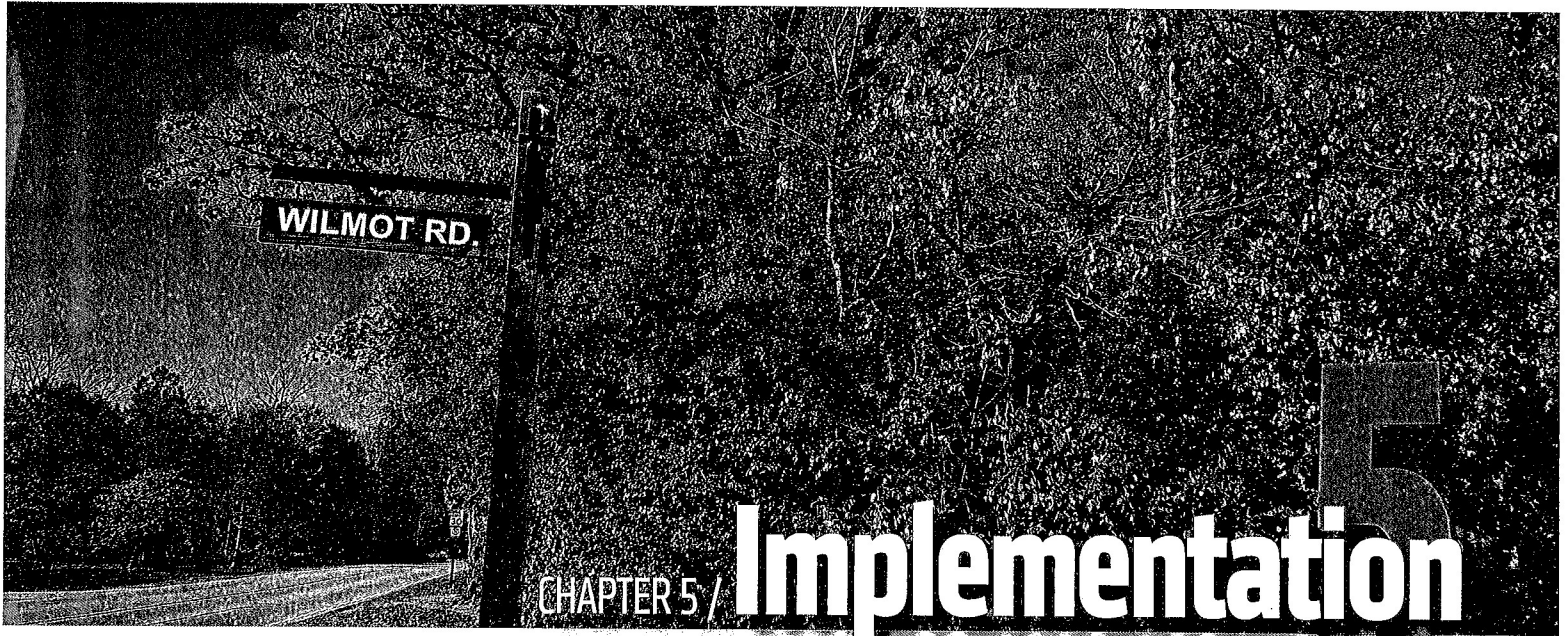
**LANDSCAPING**

- Native landscaping
- Appropriate plant lists
- Foundation plantings
- Planting beds
- Street right-of-ways

**SUSTAINABILITY**

- Bioswales
- Rain gardens
- Detention/retention ponds
- Permeable materials
- Other stormwater management methods
- Solar energy
- Wind energy





# CHAPTER 5 / Implementation

The 2024 Bannockburn Comprehensive Plan is a critical tool for the Village to realize its goals. The Implementation Plan presented in this chapter can help the Village take appropriate steps to reach its goals.

Village officials should consider the plan's goals, objectives, and strategies when evaluating development proposals and community improvement efforts to implement the plan. The Implementation Plan in this chapter takes the goals and objectives from Chapter 3 further by adding recommended strategies that activate the plan with projects and tasks that the Village can take to implement the plan. Potential resources are also listed to further guide Village officials and local partners; these resources are for reference only and are not incorporated into the Comprehensive Plan.

The plan was developed at a point in time with the knowledge that changing conditions may make revisions necessary. The Village should be open to amending the plan to continually position the community for progress. Typically, the plan should be reviewed in its entirety and an update prepared to respond to significant changes to community conditions, needs, and priorities.

The Strategic Plan prepared concurrently with this Comprehensive Plan is another source of information for plan implementation. Goals, objectives, and strategies have been coordinated and cross referenced in both documents.



## KEY PARTNERS FOR PLAN IMPLEMENTATION

Achievement of Bannockburn's vision and goals will be more successful when key partners come together to implement the plan. These partners and their roles are described below.

### VILLAGE BOARD OF TRUSTEES

The Village Board sets policy for the community. Their approval is necessary to establish ordinances, allocate funds, enter contracts, and take other actions that support development and community improvement. Trustees should be familiar with the plan and consider whether proposed actions will move the Village towards achieving its vision and goals.

### PLAN COMMISSION ZONING BOARD OF APPEALS (PCZBA)

The Plan Commission Zoning Board of Appeals (PCZBA) makes recommendations regarding the development of the community. Board members are specifically charged with considering whether proposals align with the Comprehensive Plan. They should be familiar with the plan and refer to it regularly in their deliberations. In addition, the Board should educate developers and others who come before them on the relevance of the plan and encourage applicants to create proposals that enhance the Village's ability to achieve its vision and goals.

### RESIDENTS

It is important that residents support the plan and are involved in its implementation. The Village should make it easy for residents to be well informed on planning related issues and encourage them to participate in discussions, workshops, and other opportunities. Additionally, residents can lead the implementation of specific elements of the plan by serving on committees, raising funds, circulating information with their neighbors, volunteering their time, and sharing their expertise.

### BUSINESS COMMUNITY

Local businesses can support plan implementation by communicating their needs to Village officials. Business success is critical to Bannockburn's overall success, and communication between the private and public sectors is an important step in developing a business-friendly environment. Local financial institutions can support the plan by financing projects that align with it. Corporations can support the plan through their own site development and growth plans, as well as supporting the Village's projects. Real estate professionals and developers should be mindful of the kinds of projects that align with the plan.

### LAKE COUNTY

The Village should continue to work closely with Lake County to coordinate development and community enhancement efforts. The County can provide technical support, data, and other resources that may be of value to the Village. Where appropriate, Bannockburn's plan implementation efforts should be coordinated with the short- and long-range planning efforts of Lake County and other regional partners.



**IMPLEMENTATION PLAN**

# 1: Land Use & Development

**GOAL** | Bannockburn will pursue development in a managed way to ensure it integrates well with the Village's character, advances economic development, and adapts to evolving resident and business needs.

OBJECTIVES	STRATEGIES	RESOURCES
<p><b>OBJECTIVE 1.1</b> Undertake a comprehensive review and assessment of current zoning codes, architectural review, and permit processes.</p> <p><b>ALIGNS WITH 2023 STRATEGIC PLAN OBJECTIVE(S): ST-R1, ST-C2</b></p>	<p>Review and amend the Zoning Code to ensure zoning standards are consistent with the Comprehensive Plan, particularly the Future Land Use Plan.</p> <p>Develop ideas to streamline the Architectural Review Commission (ARC) process by consulting recent applicants and collecting examples from other communities.</p> <p><b>NOTE:</b> In addition to this objective and strategy, several of the other strategies summarized in the Implementation Plan relate to updating the Village's Zoning Code and Zoning Map to align with plan recommendations. Typically, this process to update the Zoning Code and Zoning Map is one of the first steps to follow the adoption of the Comprehensive Plan. While the Future Land Use Plan and other recommendations in the Comprehensive Plan serve as a framework to guide growth and development in Bannockburn, the Zoning Code provides the legally enforceable regulations that guide how property owners can use, develop, and improve their land. In addition, developers and builders utilize the Zoning Code to guide their proposed developments to ensure they adhere to local zoning standards.</p>	<ul style="list-style-type: none"> <li>• <a href="#">Bannockburn Zoning Code</a></li> <li>• <a href="#">Bannockburn Building Code</a></li> <li>• <a href="#">Village Building Permit Process</a></li> <li>• <a href="#">Village Architectural Review</a></li> <li>• <a href="#">Village Applications and Guidelines</a></li> </ul>
<p><b>OBJECTIVE 1.2</b> Evaluate proposed development plans in accordance with the land use concepts defined in the Comprehensive Plan.</p> <p><b>ALIGNS WITH 2023 STRATEGIC PLAN OBJECTIVE(S): LT-C1, LT-C4</b></p>	<p>Guide development in accordance with the Comprehensive Plan.</p> <p>Make the Comprehensive Plan easily available on the Village website for access by developers, real estate professionals, and the public.</p> <p>Educate the Plan Commission Zoning Board of Appeals (PCZBA) and Village Board on how to consult the Comprehensive Plan as part of their regular order of business.</p> <p>Develop a balanced mix of revenue sources by:</p> <ul style="list-style-type: none"> <li>• Working with site selectors to recruit new industry.</li> <li>• Monitoring the tax base mix.</li> <li>• Pursuing a multi-industry/multi-sector development.</li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">APA Illinois Commissioner Training</a></li> <li>• <a href="#">Bannockburn RISE Grant Report</a></li> </ul>
<p><b>OBJECTIVE 1.3</b> Evaluate annexation options considering long-term costs and benefits to the community.</p> <p><b>ALIGNS WITH 2023 STRATEGIC PLAN OBJECTIVE(S): LT-C1</b></p>	<p>Review impacts of proposed developments on population growth, school enrollment, scale of development, etc.</p>	<ul style="list-style-type: none"> <li>• <a href="#">Annexation Study Example: Bannockburn School District Annexation and Zoning Study for the northeast corner of IL Route 22/Half Day Road and Route 43/Waukegan Road</a></li> <li>• <a href="#">Municipal Annexation Principles and Methods in Illinois, The Civic Federation</a></li> </ul>



**IMPLEMENTATION PLAN**

# 2: Housing

**GOAL** | Bannockburn will evaluate new housing opportunities with a goal of remaining a single-family residential community that respects existing neighborhoods while adapting to evolving community needs.

OBJECTIVES	STRATEGIES	RESOURCES
<p><b>OBJECTIVE 2.1</b></p> <p>Evaluate proposed housing from multiple perspectives including local businesses, the School District, and other entities dependent on a sustained or growing local population base.</p> <p><b>ALIGNS WITH 2023 STRATEGIC PLAN OBJECTIVE(S): ST-R5, LT-R1</b></p>	<p>Identify stakeholders and solicit their input through an effective process.</p> <p>Assess the cost of utilities and services for residents to identify the potential to improve cost effectiveness and availability of options.</p> <p>Review current land parcel size requirements to confirm the longstanding residential land use pattern in the Village while exploring potential adjustments considering changing resident needs and cost-effective provision of services, but only in the context of preserving Bannockburn's character.</p> <p>Solicit input from stakeholders when evaluating proposed housing, including a transparency with the general public.</p> <p>Include input from school and fire districts, Village departments, and other service providers during the review process for new proposed housing.</p>	<ul style="list-style-type: none"> <li>• <a href="#">Bannockburn Zoning Code</a></li> </ul>
<p><b>OBJECTIVE 2.2</b></p> <p>Consider allowing innovative housing opportunities compatible with the Village's character and goals.</p>	<p>Meet with realtors annually to review market conditions.</p> <p>Promote options for older residents at all levels of ability from independent living to nursing care.</p> <p>Identify sites well located for residents with limited mobility such as seniors those with disabilities.</p>	<ul style="list-style-type: none"> <li>• <a href="#">AARP Housing Resources</a></li> <li>• <a href="#">Small Town Mixed Use</a></li> <li>• <a href="#">Successful Models for Downtown Second Story Housing in Small Towns</a></li> </ul>
<p><b>OBJECTIVE 2.3</b></p> <p>Work with Trinity International University to investigate the potential for housing on TIU property that is consistent with the other housing objectives while still preserving Bannockburn's character.</p> <p><b>ALIGNS WITH 2023 STRATEGIC PLAN OBJECTIVE(S): LT-C6</b></p>	<p>Maintain regular communication with TIU management and property brokers to understand their short- and long-term plans for campus buildings and spaces.</p> <p>Research case studies of colleges that closed or downsized their campuses, including potential opportunities for adaptive reuse by college towns.</p> <p>Conduct transparent review processes, including the general public, of any development proposals that bring new residential and non-residential development to the TIU campus.</p>	<ul style="list-style-type: none"> <li>• <a href="#">Adaptive Reuse for University Facilities, Fanning Howey Study</a></li> <li>• <a href="#">Benefits and Challenges of Adaptive Reuse in Higher Education, Progressive AE Strategic Insights</a></li> <li>• <a href="#">AARP Housing Resources</a></li> <li>• <a href="#">Bannockburn RISE Grant Report</a></li> </ul>



**IMPLEMENTATION PLAN**

# 3: Access & Mobility

**GOAL** | Bannockburn will be a well-connected community providing safe access and inclusive mobility for users of all ages, abilities, and transportation choices.

OBJECTIVES	STRATEGIES	RESOURCES
<p><b>OBJECTIVE 3.1</b> Enhance connectivity by creating additional and safe pathways and crossings.</p> <p><b>ALIGNS WITH 2023 STRATEGIC PLAN OBJECTIVE(S):</b> LT-R1, ST-C1, ST-C5, LT-C2</p>	<p>Develop a phasing plan to prioritize buildout of trail segments.</p> <p>Apply for grant funds.</p> <p>Identify paths that need improvement and any gaps in the path network.</p> <p>Follow Safe Route to School best practices.</p> <p>Develop a phasing plan to prioritize path improvements over time.</p> <p>Consider walkability in plan reviews.</p> <p>Build out bike infrastructure around town, including on-street bike lanes, shared use on trails, bike racks in commercial areas and parks, etc.</p> <p>Provide building owners with information on ADA compliance and available grants</p>	<ul style="list-style-type: none"> <li>• <a href="#">AARP Walk Audit Tool Kit Walkability Solutions</a></li> <li>• <a href="#">AARP Community Challenge Grants</a></li> <li>• <a href="#">Illinois Trails Grant Programs</a></li> <li>• <a href="#">IDOT Safe Routes to School</a></li> <li>• <a href="#">IDOT Illinois Transportation Enhancement Program (ITEP) Grant</a></li> <li>• <a href="#">Illinois ADA Project: Americans with Disabilities Act</a></li> </ul>
<p><b>OBJECTIVE 3.2</b> Evaluate options to expand transit access, including shared shuttle/ paratransit service and first and last mile (FLM) connectivity between nearby Metra stations, employment centers, and commercial areas.</p>	<p>Participate in County-wide transportation planning efforts.</p> <p>Evaluate potential options to expand Pace and other microtransit on-demand services into Bannockburn.</p> <p>Open dialogue with local employers to assess the potential to establish shuttle service for employees from nearby Metra stations.</p>	<ul style="list-style-type: none"> <li>• <a href="#">American Public Transportation Association (APTA) First and Last Mile Solutions</a></li> <li>• <a href="#">Natural Resources Defense Council (NRDC) First and Last Mile Connections: New Mobility</a></li> <li>• <a href="#">OptimoRoute Shuttle Service Guide</a></li> <li>• <a href="#">Pace On-Demand Service</a></li> <li>• <a href="#">On-Demand Rural Microtransit</a></li> </ul>



**IMPLEMENTATION PLAN**

# 4: Economic Development

**GOAL | Bannockburn will enhance its economic base by supporting the existing business community and providing opportunities for development of modern spaces that attract new enterprises.**

OBJECTIVES	STRATEGIES	RESOURCES
<p><b>OBJECTIVE 4.1</b></p> <p>Encourage investment in Bannockburn Green through improvements in storefronts and infrastructure.</p> <p><b>ALIGNS WITH 2023 STRATEGIC PLAN OBJECTIVE(S): LT-R2, ST-C4, LT-C3</b></p>	Consider a small business incubator.	<ul style="list-style-type: none"> <li>• <a href="#">Deerfield, Bannockburn, River Forest Chamber of Commerce (DBR)</a></li> <li>• <a href="#">SBA Chicago Main Office</a></li> <li>• <a href="#">Parking Reform Network</a></li> <li>• <a href="#">Placemaking (Project for Public Spaces)</a></li> <li>• <a href="#">Starting a Small Business Incubator</a></li> </ul>
	Consider a shared space kitchen and shared equipment facility.	
	Ensure parking requirements are not overly burdensome to small businesses.	
	Work with the Chamber to learn what business owners, customers, and visitors desire.	
<p><b>OBJECTIVE 4.2</b></p> <p>Identify long-term business resource needs and opportunities for the Village to enhance current and future businesses in Bannockburn.</p> <p><b>ALIGNS WITH 2023 STRATEGIC PLAN OBJECTIVE(S): LT-R2</b></p>	Connect with educational institutions and public agencies that offer technical assistance to businesses.	<ul style="list-style-type: none"> <li>• Regional colleges and universities</li> <li>• <a href="#">SBA Chicago Main Office</a></li> </ul>
	Solicit input from businesses on what assistance is desired.	
	Work with SBA Chicago Main Office and regional colleges and universities regarding business growth initiatives.	
<p><b>OBJECTIVE 4.3</b></p> <p>Pursue redevelopment of the northeast corner of IL Route 22/Half Day Road and IL Route 43/Waukegan Road and improvements at Bannockburn Green Retail Center.</p> <p><b>ALIGNS WITH 2023 STRATEGIC PLAN OBJECTIVE(S): LT-R2, ST-C4, LT-C3</b></p>	View these sites as placemaking opportunities	<ul style="list-style-type: none"> <li>• <a href="#">Placemaking (Project for Public Spaces)</a></li> <li>• Bannockburn RISE Grant Report</li> <li>• <a href="#">Annexation Study Example: Bannockburn School District Annexation and Zoning Study for the northeast corner of IL Route 22/Half Day Road and Route 43/Waukegan Road</a></li> </ul>
	Continue to investigate annexation of the property at the northeast corner of IL Route 22/Half Day Road and IL Route 43/Waukegan Road.	
<p><b>OBJECTIVE 4.4</b></p> <p>Work with retail, office, hotel, and commercial experts and stakeholders to identify how Village policies can help existing businesses thrive.</p> <p><b>ALIGNS WITH 2023 STRATEGIC PLAN OBJECTIVE(S): LT-R2</b></p>	Meet with business and property owners to discuss policies, perhaps coordinating the meeting with the Deerfield, Bannockburn, Riverwoods Chamber of Commerce (DBR).	
	Consider re-establishing an Economic Development Committee.	
<p><b>OBJECTIVE 4.5</b></p> <p>Investigate policies and programs designed to attract desired new businesses.</p> <p><b>ALIGNS WITH 2023 STRATEGIC PLAN OBJECTIVE(S): LT-R2</b></p>	Identify opportunities for Village officials to promote Bannockburn such as ICSC, Illinois Municipal League, etc.	<ul style="list-style-type: none"> <li>• <a href="#">IDOT traffic count data</a></li> <li>• <a href="#">International Council of Shopping Centers (ICSC)</a></li> <li>• <a href="#">Illinois Municipal League</a></li> <li>• <a href="#">Lake County Partners</a></li> <li>• <a href="#">Loopnet</a></li> </ul>
	Post information for available sites in a readily accessed location.	
	Continue promoting local business success stories.	
	Provide a summary sheet or potential site plan for proposed developments.	
	Include transportation network information in marketing materials.	
	Coordinate economic development and land use planning efforts with regional plans from Lake County and the Chicago Metropolitan Agency for Planning (CMAP).	





**IMPLEMENTATION PLAN**

# 4: Economic Development [CONTINUED]

**GOAL | Bannockburn will enhance its economic base by supporting the existing business community and providing opportunities for development of modern spaces that attract new enterprises.**

OBJECTIVES	STRATEGIES	RESOURCES
<b>OBJECTIVE 4.6</b> Position the Village so it can adapt to changing needs of workers, owners, customers, and visitors.	Connect owners with professionals who can evaluate and provide cost estimates for improvements.	<ul style="list-style-type: none"> <li>• <u>PACE Nation</u></li> <li>• <u>Illinois Office of Broadband</u></li> <li>• <u>BroadbandNow Illinois</u></li> <li>• <u>Urban Land Institute (ULI) Zoning Report</u></li> <li>• <u>Bannockburn RISE Grant Report</u></li> </ul>
	Ensure that high-speed internet is available to all properties.	
	Coordinate with existing and future businesses to identify internet service needs.	
	Work with internet service providers to improve service, review franchise agreements, expand coverage, and offer up-to-date plans.	
<b>OBJECTIVE 4.7</b> Facilitate opportunities for new trends in business development to locate within Bannockburn.	Investigate PACE Nation's clean energy economic programs to support local financing of green building improvements.	<ul style="list-style-type: none"> <li>• <u>Economic Incentive Agreements</u></li> <li>• <u>Urban Land Institute (ULI) Zoning Report</u></li> <li>• <u>Bannockburn RISE Grant Report</u></li> </ul>
	Work with the Deerfield, Bannockburn, Riverwoods Chamber of Commerce (DBR) to learn workforce needs.	
	Update the Zoning Code as needed.	
<b>OBJECTIVE 4.8</b> Leverage access to the Tri-State Tollway to enhance economic development.	Consider incentives for new businesses or property improvements.	
	Prepare marketing materials focused on the Tri-State Tollway.	



**IMPLEMENTATION PLAN**

# 5: Community Facilities & Assets

**GOAL** | Bannockburn will provide the community with high quality educational, recreational, and civic engagement opportunities.

OBJECTIVES	STRATEGIES	RESOURCES
<b>OBJECTIVE 5.1</b> Consider opportunities to enhance the Village's park system to ensure all residents have nearby access to recreation and community facilities.	Incorporate public facilities as part of design elements that may be integrated into Village-wide design guidelines (related to Objective 7.5 under Community Design).	<ul style="list-style-type: none"> <li>• <a href="#">AARP Community Challenge Grants</a></li> <li>• <a href="#">Open Space Land Acquisition and Development (OSLAD) Grants</a></li> <li>• <a href="#">Batavia Intergenerational Playground</a></li> </ul>
	Provide for more inclusive and accessible playground equipment, adult exercise equipment and stations, and recreational facilities for all ages and abilities.	
	Work towards providing total park space that meets or exceeds national standards (11 acres of park space per 1,000 residents).	
	Continue to ensure residential properties maintain the Village's commitment to open space and non-residential developments provide for parks, open space, and trail connections.	
	Coordinate with Lake County Forest Preserves to assess the potential to allow public access to the forest preserve south of Duffy Lane	
<b>OBJECTIVE 5.2</b> Include access to public facilities for those with physical disabilities.	Take a phased approach to conduct ADA accessibility audits of all public facilities, starting with municipal buildings.	<ul style="list-style-type: none"> <li>• <a href="#">Illinois ADA Project, Americans with Disabilities Act</a></li> <li>• <a href="#">ADA Standards for Accessible Design</a></li> <li>• <a href="#">ADA Checklist for Existing Facilities</a></li> <li>• <a href="#">AARP Universal Design and Visitability</a></li> </ul>
	Coordinate with local contractors to evaluate the costs and tasks associated with making buildings ADA compliant.	
<b>OBJECTIVE 5.3</b> Strengthen arts and cultural opportunities for residents and visitors.	Coordinate a focus group with local artists, cultural institutions, and others to understand the arts and culture scene in Bannockburn and Lake County.	<ul style="list-style-type: none"> <li>• <a href="#">AARP How Art and Entertainment Helps Makes Communities More Livable</a></li> <li>• <a href="#">CMAP Arts and Culture Toolkit</a></li> </ul>
	Work with a consultant to develop a coordinated arts and culture program.	
	Coordinate with local schools to engage students in contributing to Bannockburn's arts and culture scene.	
<b>OBJECTIVE 5.4</b> Promote communication and cooperation between the Village and School District #106 to monitor the needs of each, impacts on the Village, and future plans.	Review future residential development with School District to understand impacts on school enrollments and facilities management.	<ul style="list-style-type: none"> <li>• <a href="#">Bannockburn School District #106</a></li> </ul>
	Coordinate with school to identify potential sites for school expansion.	
<b>OBJECTIVE 5.5</b> Explore the potential to establish a public library.	Research and contact other libraries in the region to understand the resources and steps required to establish a library.	<ul style="list-style-type: none"> <li>• <a href="#">Lake Forest Library</a></li> <li>• <a href="#">Deerfield Public Library</a></li> <li>• <a href="#">Highland Park Public Library</a></li> <li>• <a href="#">Vernon Area Public Library District</a></li> <li>• <a href="#">Illinois Library Association</a></li> </ul>



**IMPLEMENTATION PLAN**

# 6: Sustainability

**GOAL | Bannockburn will promote practices that protect natural resources and advance the Village's sustainability initiatives.**

OBJECTIVES	STRATEGIES	RESOURCES
<p><b>OBJECTIVE 6.1</b> Preserve and enhance natural habitats wherever possible.</p> <p>ALIGNS WITH 2023 STRATEGIC PLAN OBJECTIVE(S): ST-C3</p>	<p>Coordinate with the Lake County Forest Preserve District, Conserve Lake County, and other agencies to identify natural habitats in the Village, including appropriate preservation methods, protection from invasive species, and promotion of biodiversity in Bannockburn.</p>	<ul style="list-style-type: none"> <li>• <a href="#">Lake County Forest Preserve District</a></li> <li>• <a href="#">Conserve Lake County</a></li> </ul>
<p><b>OBJECTIVE 6.2</b> Manage water and soil sustainably to protect the built and natural environment.</p>	<p>Coordinate with a civil engineering firm to conduct a water and soil survey to evaluate existing conditions in Bannockburn, primarily focusing on non-residential properties in the three development areas identified in Figure 4.3 on page 18.</p> <p>Create a Village climate mitigation plan.</p> <p>Assist property owners seeking water or soil mitigation resources, including Village-wide best management practices (BMPs; see Objective 8.4) that can be adapted to individual properties.</p> <p>Prepare a water flow management plan intended to identify best practices and adaptable solutions for public and private property owners to optimize natural drainage patterns to minimize water flow impacts on properties.</p>	<ul style="list-style-type: none"> <li>• <a href="#">EPA Environmental Justice and Mapping Tool</a></li> <li>• <a href="#">APA PAS Report: Climate Mitigation and Adaptation</a></li> <li>• <a href="#">APA PAS Report: Drought</a></li> <li>• <a href="#">APA Water Resources</a></li> <li>• <a href="#">APA Policy Guide on Water</a></li> <li>• <a href="#">Lake County Public Works</a></li> </ul>
<p><b>OBJECTIVE 6.3</b> Maintain and enhance the Village's tree cover.</p> <p>ALIGNS WITH 2023 STRATEGIC PLAN OBJECTIVE(S): ST-R6, ST-C3</p>	<p>Coordinate with an arborist to evaluate the condition of the Village's trees.</p> <p>Continue to participate in Tree City USA.</p> <p>Assist property owners seeking to plant street trees.</p>	<ul style="list-style-type: none"> <li>• <a href="#">Urban Tree Canopy Assessment (USDA Forest Service)</a></li> <li>• <a href="#">Urban Tree Canopy Assessment (U.S. Climate Resilience Toolkit)</a></li> <li>• <a href="#">Tree City USA</a></li> </ul>
<p><b>OBJECTIVE 6.4</b> Create a sustainable community program that promotes recycling, energy efficient buildings, and other programs that support sustainability.</p> <p>ALIGNS WITH 2023 STRATEGIC PLAN OBJECTIVE(S): ST-R4</p>	<p>Research best practices in green community programs.</p> <p>Educate the community on sustainability and energy efficiency.</p> <p>Review the Village's Building Code and other ordinances to evaluate ways to update standards regarding sustainability and energy efficiency.</p> <p>Encourage new developments to pursue LEED certification.</p>	<ul style="list-style-type: none"> <li>• <a href="#">EPA Green Power Partnership</a></li> <li>• <a href="#">Green Zoning</a></li> <li>• <a href="#">PACE Nation</a></li> <li>• <a href="#">Lake County Energy Efficiency Info</a></li> <li>• <a href="#">APA Policy Guide on Energy</a></li> <li>• <a href="#">APA Sustainability Resources</a></li> <li>• <a href="#">APA PAS Report: Sustainable Material and Waste Management</a></li> <li>• <a href="#">U.S. Green Building Council LEED Certification</a></li> <li>• <a href="#">Alton, IL, case study on Climate Protection and Energy Efficiency Committee</a></li> </ul>



**IMPLEMENTATION PLAN**

# 6: Sustainability [CONTINUED]

**GOAL** | Bannockburn will promote practices that protect natural resources and advance the Village's sustainability initiatives.

OBJECTIVES	STRATEGIES	RESOURCES
<p><b>OBJECTIVE 6.5</b> Build up the community's network of alternative energy infrastructure (e.g., solar, wind, geothermal, etc.) by coordinating with energy providers, developers, and property owners, as well as ensuring such infrastructure is compatible with community design and enhances the local economy.</p>	<p>Educate the community on alternative energy sources.</p> <p>Identify potential locations to set up solar and/or wind energy systems on a small scale, such as rooftop solar panels and small wind electric systems that serve individual properties or blocks.</p> <p>Review the Village's Building Code and other ordinances to evaluate ways to update standards for solar, wind, and other alternative energy sources.</p> <p>Look into EPA's Green Power Partnership.</p>	<ul style="list-style-type: none"> <li>• <a href="#">EPA Green Power Partnership</a></li> <li>• <a href="#">Lake County Solar Energy Info</a></li> <li>• <a href="#">EPA Small Wind Electric Systems</a></li> <li>• <a href="#">APA Policy Guide on Energy</a></li> <li>• <a href="#">APA Solar Energy Resources</a></li> <li>• <a href="#">APA Wind Energy Resources</a></li> <li>• <a href="#">APA PAS Report: Climate Mitigation and Adaptation</a></li> </ul>
<p><b>OBJECTIVE 6.6</b> Update Village policies to support electric vehicle infrastructure.</p>	<p>Include appropriate regulations for electric vehicle charging stations when updating the Zoning Code.</p> <p>Identify locations to set up initial set of electric vehicle charging stations.</p> <p>Pursue participation in an EV Readiness Program, such as the new program for Northern Illinois run by ComEd and Mayors Caucus (or equivalent program).</p>	<ul style="list-style-type: none"> <li>• <a href="#">Summary of Best Practices in Electric Vehicle Ordinances</a></li> <li>• <a href="#">Charging Forward: A Toolkit for Planning and Funding Rural Electric Mobility Infrastructure</a>, US Department of Transportation</li> <li>• <a href="#">FHWA Micromobility</a></li> <li>• <a href="#">Shared Use Mobility Center</a></li> <li>• <a href="#">ComEd and Metropolitan Mayors Caucus EV Readiness Program</a></li> </ul>



**IMPLEMENTATION PLAN**

# 7: Community Design

**GOAL** | Bannockburn will maintain community design standards and advance high quality urban design that protects the rural estate character of the community.

OBJECTIVES	STRATEGIES	RESOURCES
<p><b>OBJECTIVE 7.1</b> Review policies and ordinances regarding landscape, opacity, buffering, tree removal/replanting, buckthorn, and other significant issues that impact community character.</p> <p><b>ALIGNS WITH 2023 STRATEGIC PLAN OBJECTIVE(S): ST-C3</b></p>	<p>Coordinate a series of meetings with the Architectural Review Commission (ARC) to identify and discuss landscaping issues to address through design guidelines and Village policies.</p> <p>Research buckthorn and other tree and plant resources from Morton Arboretum, Chicago Botanic Garden, and other similar organizations.</p> <p>Integrate the ARC's findings and recommendations into Village-wide design guidelines.</p> <p>[SEE OBJECTIVE 7.5 BELOW]</p>	<ul style="list-style-type: none"> <li>• <a href="#">Morton Arboretum</a></li> <li>• <a href="#">Chicago Botanic Garden</a></li> <li>• <a href="#">Illinois Wildflowers: Buckthorn</a></li> <li>• <a href="#">Conserve Lake County</a></li> </ul>
<p><b>OBJECTIVE 7.2</b> Design and install character-appropriate monument signs at major entry points in Bannockburn.</p> <p><b>ALIGNS WITH 2023 STRATEGIC PLAN OBJECTIVE(S): LF-C5</b></p>	<p>Coordinate with a sign company to design, fabricate, and install Village monument signs.</p>	<ul style="list-style-type: none"> <li>• <a href="#">Guide Studio: Community Signage and Wayfinding Insights</a></li> </ul>
<p><b>OBJECTIVE 7.3</b> Support public art in the community.</p>	<p>Conduct a tour of Bannockburn to identify potential locations for public art installations.</p> <p>Coordinate with local artists to commission the creation of public art pieces around Bannockburn.</p> <p>Work with building owners to identify blank walls for potential murals.</p>	<ul style="list-style-type: none"> <li>• <a href="#">CMAP Arts and Culture Toolkit</a></li> <li>• <a href="#">The Walldogs</a></li> </ul>
<p><b>OBJECTIVE 7.4</b> Create a natural resources inventory with strategies intended to preserve and appropriately integrate environmental elements into community design.</p>	<p>Coordinate with a civil engineering firm to prepare a natural resources inventory.</p>	<ul style="list-style-type: none"> <li>• <a href="#">Creating a Natural Resources Inventory</a></li> <li>• <a href="#">Lake County Forest Preserve District</a></li> <li>• <a href="#">Conserve Lake County</a></li> </ul>
<p><b>OBJECTIVE 7.5</b> Prepare Village-wide design guidelines consistent with the community design considerations identified in this plan by maintaining Bannockburn's emphasis on high quality design, including commercial buildings, public facilities, housing, and other structures that reflect community pride.</p> <p>[SEE PAGES 31-34 FOR DETAILS]</p>	<p>Coordinate with an urban design firm and the Architectural Review Commission (ARC) to prepare design guidelines.</p> <p>Codify the design guidelines into the Village's Zoning Code and other relevant ordinances.</p>	<ul style="list-style-type: none"> <li>• <a href="#">Small Town and Rural Design Guide</a></li> <li>• <a href="#">APA Zoning Practice: Creating Design Guidelines That Work</a></li> <li>• <a href="#">APA PAS Report: Design Review Guiding Better Development</a></li> </ul>



**IMPLEMENTATION PLAN**

# 8: Utilities & Infrastructure

**GOAL** | Bannockburn will efficiently provide utilities that meet the needs of the community.

OBJECTIVES	STRATEGIES	RESOURCES
<p><b>OBJECTIVE 8.1</b> Explore, prioritize, and evaluate costs for safety and quality of life including improved lighting standards and addressing light/noise pollution issues, etc.</p> <p><b>ALIGNS WITH 2023 STRATEGIC PLAN OBJECTIVE(S):</b> LT-R1, ST-C1, LT-C2</p>	<p>Assess the impact of existing and proposed developments on quality of life issues, such as light, noise, etc., and identify mitigation techniques.</p> <p>Coordinate with Public Works and engineering consultants to identify locations for lighting improvements and mitigation of nuisance areas, including assessment of costs and resources.</p>	<ul style="list-style-type: none"> <li>• <a href="#">Bannockburn Zoning Code</a></li> <li>• <a href="#">Bannockburn Building Code</a></li> </ul>
<p><b>OBJECTIVE 8.2</b> Monitor water and sewer utility service as the Village evaluates proposals for new development or redevelopment.</p>	<p>Review future development in context of the Village's water and sewer facilities and those of coordinated agencies to evaluate impacts on utility capacity and expansion needs.</p> <p>Evaluate the potential to expand wastewater utility service west of 1775/1850 Duffy Lane to provide an alternative sewer service option to private septic.</p>	
<p><b>OBJECTIVE 8.3</b> Consider ways to increase the efficiency and cost effectiveness of providing or expanding utilities, particularly considering the impacts of new development on existing infrastructure.</p>	<p>Evaluate the potential to establish a TIF District or Business Development District as a means to generate funding to support utilities and infrastructure improvements.</p> <p>Research grant programs that support utilities and infrastructure improvements.</p> <p>Assess the impact of proposed developments on existing utilities infrastructure.</p> <p>Continue to coordinate with the Village's telecommunications franchise agreement holders and other telecommunication providers to encourage them to upgrade service to ensure steady service reliability.</p>	<ul style="list-style-type: none"> <li>• <a href="#">Illinois Tax Increment Association</a></li> <li>• <a href="#">TIF Illinois</a></li> <li>• <a href="#">Business Development Districts FAQ (TIF Illinois)</a></li> </ul>
<p><b>OBJECTIVE 8.4</b> Evaluate stormwater management best management practices (BMPs) that can be adapted to Bannockburn.</p>	<p>Research and compile a list of BMPs (e.g., native plantings, bioswales, rain gardens, permeable pavers, etc.) that the Village can adapt to properties around the community, particularly methods that enable properties of a certain size to retain as much water as possible.</p> <p>Evaluate approaches to address drainage issues from the Metra water system, including the potential to acquire one or more easements from property owners to use as detention for retaining more water on-site and reducing the amount of water that runs east towards the railroad tracks.</p>	



**IMPLEMENTATION PLAN**

# 9: Communications

**GOAL** | Bannockburn will have easy and clear communication between Village officials, residents, businesses, property owners, and other community stakeholders.

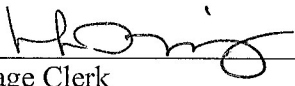
OBJECTIVES	STRATEGIES	RESOURCES
<p><b>OBJECTIVE 9.1</b> Strive for membership of Village boards, commissions, and committees that is representative of the community.</p>	<p>Encourage underrepresented groups to participate.</p> <p>Provide information on Village website and newsletter on how to get involved.</p> <p>Invite participation in advisory boards as a first step towards greater roles; develop leadership programs for middle school students, teens, and adults.</p>	<ul style="list-style-type: none"> <li>• <u>Local Government Citizen Advisory Boards</u></li> <li>• <u>Union City Youth Leadership Council case study</u></li> </ul>
<p><b>OBJECTIVE 9.2</b> Continue to enhance Village communications with the community by maintaining successful tools like the community newsletter and trying new approaches, particularly to meet the preferences of residents and businesses.</p> <p><b>ALIGNS WITH 2023 STRATEGIC PLAN OBJECTIVE(S): ST-R3</b></p>	<p>Pursue social media accounts to enhance Village outreach and communication.</p> <p>Continue to coordinate community outreach and communication via the Village newsletter.</p> <p>Upgrade the Village website.</p>	<ul style="list-style-type: none"> <li>• <u>Hinckley Hub</u></li> </ul>



**EXHIBIT B**

**NOTICE OF ADOPTION OF THE COMPREHENSIVE PLAN  
AND COMPREHENSIVE LAND USE MAPS  
OF THE VILLAGE OF BANNOCKBURN**

The undersigned hereby certifies that by Bannockburn Ordinance No. 2024-04, adopted on March 11, 2024, and published in pamphlet form on March 12, 2024, the President and Board of Trustees of the Village of Bannockburn, pursuant to authority granted by Article 11, Division 12 of the Illinois Municipal Code, adopted the Comprehensive Plan for the Village of Bannockburn and the maps therein as the official Comprehensive Plan and the official Comprehensive Plan Maps of the Village of Bannockburn, copies of which are available in the Bannockburn Village Hall, 2275 Telegraph Road, Bannockburn, Illinois.

  
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Village Clerk

Dated: March 11, 2024.

