

The QUAD – Application vs. Presentation Discrepancies

As of October 15, 2026

The Donato Foundation's 9/29/26 application and its 10/5/26 hearing presentation disagree on the dome size, the number of courts and fields, the phasing schedule, the outlot and medical building sizes, stormwater pond sizing, and the terms sought for the Village's land.

Source files

Short cite	File	Page numbering used
APP	#2 Applicant Application QUAD PUD APP REV 2026.9.29_Redacted.pdf (240 pp.)	"p. X" = PDF page
PRES	#1 10.5.2026 Applicant VOB PCZBA Presentation.pdf (65 slides)	"s. X" = slide number, which equals the PDF page

Discrepancies between the application and the presentation

Each row quotes or summarizes the figure as each document states it. Page cites follow the key above.

#	Item	Application (APP)	Presentation (PRES)
1	Dome size	310,000 SF "Dome Turf Facility" (APP p. 79)	217,500 SF in the fiscal program table (PRES s. 47); 310,000 SF on the master plans and site data (PRES s. 26, 27, 28, 32)
2	TIF District	Not Mentioned	PRES s. 60 (step 4, "TIF District Development Agreement"), s. 62 (eligibility factors), s. 64 ("Redevelopment Agreement & TIF District")
3	Who sets height, parking and signage standards	Applicant requests specific relief: structures to 45 ft, air-supported structures to 79 ft at apex, light poles to 80 ft, pylon signs to 25 ft, off-site parking (APP p. 33)	"The Village of Bannockburn will determine ... building height ... parking and access requirements, and signage ... standards" (PRES s. 5); none of the relief requests appear in the presentation.
4	Indoor courts and ice	"Indoor Facilities, 80,000 SF: 3 basketball courts, support space, dome entry" (APP p. 79); traffic study models a "Basketball Facility (30,000 s.f.)" (APP p. 87)	"Main Indoor Facilities, 230,500 SF: 10 basketball courts, 2 ice rinks, support space" (PRES s. 47); site data lists Meyer Sports Complex 35,000 SF and Dome Entry 45,000 SF (PRES s. 32)
5	Outdoor fields	"Outdoor Athletics Area, 8.5 Acres: 5 multi-purpose fields or diamonds" (APP p. 79); traffic study models "Soccer Fields (8 Fields)", footnote: "three indoor and five outdoor fields" (APP p. 87)	"12.2 Acres: 9 multi-purpose fields or diamonds" (PRES s. 47); master plans show 5 fields, #13–15 (PRES s. 26, 28); site data "Outdoor Multi-Use Fields 368,500 SF, 50/field x5" (PRES s. 32)
6	Sports space in the ±800,000 SF total	Indoor 80,000 + dome 310,000 = 390,000 SF; total stated as ±800,000 SF (APP p. 79)	Indoor 230,500 + dome 217,500 = 448,000 SF; total still stated as ±800,000 SF (PRES s. 47)
7	Number of hotels in traffic study	Traffic study models one hotel, "Hotel (120 Rooms)" (APP p. 87)	Two hotels: Family Hotel (Trinity Hall) and Marriott (PRES s. 26, 32); 226 rooms total (PRES s. 48)
8	Landscape Plan	"Submittal Documentation Required: Tree Inventory, Tree Removal Plan & Landscape Plan (includes preservation plan) (If landscaping is proposed/required as part of project. Make sure to include the following pieces of the plan at the very least: Tree Inventory, Opacity Chart, Tree Preservation Plan)" (APP p. 6). "Tree Inventory Pending" (APP p. 223). No Opacity Chart or Landscape Plan included.	"A Tree Inventory has been completed of approximately 45.5 acres of the site"; "Remaining 70 acres is pending." (PRES s. 55) No Opacity Chart or Landscape Plan included.
9	Dome distance to homes	States only that the dome "is expected to have no noise or viewshed impact on A District residential lots due to distance and topography" (APP p. 22)	Distance to four houses: 758 ft, 1,092 ft, 1,189 ft and 1,238 ft (PRES s. 35)
10	Trip generation	11,632 daily trips before reductions, 7,586 "Total New Trips" per day (APP p. 87)	Traffic Analysis with no trip counts (PRES s. 45)

#	Item	Application (APP)	Presentation (PRES)
11	Open space at buildout	About 33 acres, 28.4% of the campus (APP p. 26)	Not mentioned
12	Medical / rehab building	"Rehabilitation Facility 20,000 SF" (APP p. 79); traffic study models "Medical Office Building (40,500 s.f.)" plus "Rehab Facility (20,000 s.f.)" (APP p. 87)	"Outpatient Sports Medicine Facility, 4.2 Acre Lot, 35,000 SF Building (Three-Story)" (PRES s. 27); 38,300 SF (PRES s. 32)
13	Rodine building	"Ministry Building Expansion, 22,500 SF, Likely nonprofit" (APP p. 79)	"Sports Performance Center (Rodine Building + Expansion)" (PRES s. 26, 27), 42,500 SF (PRES s. 32)
14	Commercial outlots	"Retail/Restaurant Outlots, 25,000 SF, Six (6) outlots on Half Day Rd frontage" (APP p. 79); traffic study models fast food 4,000 SF, coffee shop 2,000 SF, and a gas station with 12 fueling positions (APP p. 87)	Four outlot uses, #17–20: two drive-through restaurants, outpatient sports medicine, and a gas station (PRES s. 27). Drive-through footprints are 5,250 SF and 3,300 SF (PRES s. 27) but 4,500 SF and 2,500 SF (PRES s. 32)
15	Parking count	No proposed parking count. Requests off-site parking for tournaments and parking based on "Phase-use analysis" (APP p. 33). Existing parking is 1,189 regular spaces + 18 Handicap spaces (APP p. 38).	PRES s. 32: 2,798 spaces provided, less a 280-space adjustment, for 2,518 total against 2,498 required
16	Gas station	"gas station" listed only as a supporting/accessory use (APP p. 30); the words "car wash" do not appear in the application	"Gas Station, Retail, and Tunnel Car Wash, 2.3 Acre Lot, 3,500 SF" (PRES s. 27)
17	Family Entertainment Center	50,000 SF, used in the fiscal analysis and the traffic study (APP p. 79, 81, 87)	Not shown on the master plan legends (PRES s. 26, 27) and absent from the site data and parking table (PRES s. 32); listed only in the fiscal table (PRES s. 47)
18	Phase 1 (sports complex) timing	Q1 2027 to Q2 2028; supporting uses (Lew, Waybright, Rolfing) are a separate Phase 1A, Q4 2026 to Q3 2027 (APP p. 26)	Phase 1: Q3 2026 to Q3 2027, covering the dome, entry, Meyer, fields, ponds, Trinity Hall, Waybright, Lew and Rolfing (PRES s. 59, "Revised on 10/5/2026")
19	Trinity Hall phase	Phase 2A Commercial Uses, Q1 2027 to Q3 2027 (APP p. 26)	Listed in Phase 1 as "(1) Trinity Hall" and again in Phase 2 as "Family Hotel (1)" (PRES s. 59)
20	Commercial / retail hub timing	Phase 2: Q4 2028 to Q3 2030 (APP p. 26)	Phase 2: Q4 2027 to Q3 2028 (PRES s. 59 legend); map label reads "Phase 2 – Q1 2027" (PRES s. 59)
21	Community / culture center timing	Phase 3: Q1 2029 to Q3 2029 (APP p. 26)	Phase 3: Q4 2027 to Q3 2028 (PRES s. 59)
22	Village-owned parcels	Village "is not a co-applicant"; use "would be negotiated via lease or other instrument acceptable to the Village prior to permitting" (APP p. 2 cover letter; APP p. 17)	Specific terms: sale of PIN 1619100003 (0.23 ac) for "\$1,000 one-time payment plus Redevelopment Agreement"; "99 year lease for \$999 / year plus Redevelopment Agreement" for PIN 1619105004 (PRES s. 61); "Purchase or lease from the Village of the 11-acre plot on Duffy Lane" (PRES s. 64)
23	Size of Village parcel	11.4 acres (APP p. 95, 96, 223)	"Village Owned 11.4-acre parcel" (PRES s. 6); "Deeded Acres: 11.08 acres" (PRES s. 61)
24	Existing buildings / demolition	"Existing buildings outlined on the Master Concept Plan are generally planned for retention and reuse; however, final determinations will be made in the Detail Plan phases" (APP p. 23). That plan (APP p. 77) outlines only a small set of buildings as "Existing Buildings to Remain"; matched to PRES s. 26, these are Trinity Hall, Waybright, Lew, Rolfing, the Mansion, Chapel/Kantzer, Rodine and Meyer. The remaining buildings are not outlined. Describes "relatively little impact on the property as it is largely already developed and several existing structures will remain and be repurposed" (APP p. 25).	Campus has "30 Buildings" (PRES s. 9). "Over 600K SF of buildings and structures, of which ~100K has a viable long-term use" (PRES s. 62); "Demolition of blighted buildings deferred until TIF is established" (PRES s. 60); "Demolition prior to district establishment removes the primary eligibility factor" (PRES s. 62).
25	North retention pond	Proposed north pond 1.9 acres (+30% capacity) (APP p. 95)	1.9 acres additional, 2.4 acres total (PRES s. 57); "Proposed Retention Pond (1.2 Acres)" (PRES s. 27)

#	Item	Application (APP)	Presentation (PRES)
26	South retention pond	Proposed south pond 5.3 acres (+30% capacity), beside the existing 6.7-acre pond (APP p. 95, 96)	5.3 acres (PRES s. 28); "would need an additional 4.2 acres. Total Retention for South watershed would be 10.9 acres" and "A 4.2-acre pond could fit in the south parcel currently owned by Village of Bannockburn" (PRES s. 57)
27	Wetlands and swales	Only delineation included covers a 22.67-acre "Trinity Campus – South" study area: two bioswales, 669 ft and 389 ft (1,058 linear ft, 0.13 ac), and no other water resources identified (APP p. 187, 188, 206); reports for other areas "in process" (APP p. 24)	Fieldwork "completed for the entire site": 10 wetland areas (~1.3 ac) on the Quad site, two southern swales of ~1,200 linear ft, and on the Village parcel 4 wetland areas (~1.16 ac) plus one ~389-ft swale (PRES s. 56)

Internal inconsistencies

Several figures also conflict within the same document.

Document	Item	One place	Another place
APP	Prior enrollment	"enrollment dropping from approximately 1,200 to zero over the past 25 years" (APP p. 20)	"enrollment of 3,000 students" (APP p. 88, KLOA memo)
APP	Where the residential neighbors are	"A District residential to the east and north" (APP p. 22)	"abuts A District residential properties to the west" (APP p. 25)
APP	Parcels in the development area	"the nine parcels which make up the College Zoning District and one adjacent Public Lands and Buildings-zoned parcel" (APP p. 16)	"eight parcels owned by the applicant and two parcels owned by the Village" (APP p. 23)
APP	Daycare size	30,000 SF (APP p. 79)	"Day Care Center (10,000 s.f.)" (APP p. 87)
APP	Hotel rooms	Two hotels, 106 + 120 = 226 rooms (APP p. 80)	One "Hotel (120 Rooms)" in the traffic study (APP p. 87)
PRES	Dome size	310,000 SF (PRES s. 26, 27, 28, 32)	217,500 SF (PRES s. 47)
PRES	Outdoor fields	5 fields (PRES s. 26, 28, 32)	9 fields or diamonds (PRES s. 47)
PRES	Rodine building	42,500 SF Sports Performance Center (PRES s. 32)	22,500 SF Ministry Building Expansion (PRES s. 47)
PRES	Outlots	Four outlot uses, #17–20 (PRES s. 27)	"Six (6) outlots on Half Day Rd frontage" (PRES s. 47)
PRES	Outpatient sports medicine	35,000 SF (PRES s. 27)	38,300 SF (PRES s. 32)
PRES	Drive-through footprints	5,250 SF and 3,300 SF (PRES s. 27)	4,500 SF and 2,500 SF (PRES s. 32)
PRES	North pond	1.2 acres (PRES s. 27)	1.9 acres additional, 2.4 acres total (PRES s. 57)
PRES	South pond	5.3 acres (PRES s. 28)	4.2 acres additional (PRES s. 57)
PRES	Phase dates	Legend: Phase 1 Q3 2026–Q3 2027; Phase 2 Q4 2027–Q3 2028; Phase 3 Q4 2027–Q3 2028 (PRES s. 59)	Map labels: "Phase 1 – Q3 2026", "Phase 2 – Q1 2027", "Phase 3 – Q4 2027" (PRES s. 59)
PRES	Village parcel	11.4 acres (PRES s. 6)	11.08 deeded acres (PRES s. 61)