

WHAT’S BEING PROPOSED FOR THE TRINITY CAMPUS?

The Donato Foundation has proposed “The QUAD,” a mixed-use planned development on the former Trinity International University campus at 2065 Half Day Road (Village case PZ26-0008). The proposal includes roughly **800,000 square feet of buildings on about 116 acres**, in a village of about 1,400 residents. It is before the Plan Commission, which continues its public hearing on **November 2**.



Developer’s preliminary site plan, Oct 5, 2026 presentation. North is up. Cropped to the campus; legend at right. Subject to change.

WHAT’S IN THE PROPOSAL

- 1

Family Hotel (Trinity Hall)
- 3

Hotel lobby & restaurant (Waybright)
- 5

Community ctr. (Rolfing Library)
- 7

Sports performance ctr. (Rodine)
- 9

Bannockburn Woodland Trail
- 11

Dome entry (45,000 sq. ft.)
- 13

Lighted multi-use turf field
- 15

Multi-use grass field
- 17

Proposed retention pond
- 19

Drive-through restaurant 2
- 21

Gas station, retail & car wash

2

Marriott-branded hotel

4

Banquet hall (Lew Center)

6

Daycare (Chapel & Kantzer)

8

Museum & gallery (Mansion)

10

Dome (310,000 sq. ft.)

12

Donato Sports Complex (Meyer)

14

Multi-use turf field

16

Existing retention pond

18

Drive-through restaurant 1

20

Outpatient sports medicine

ADDITIONAL DETAILS

- Six commercial outlots on Half Day Road, including two drive-through restaurants, retail, a hotel and a gas station/car wash.
- A 79-foot-tall air-supported dome, about 7 acres (310,000 sq. ft.) on the site plan. Requires height relief.
- Field lights up to 80 ft tall.
- Parking for about 2,500 cars, plus requested off-property overflow parking for large tournaments.
- Large signage: pylon signs up to 25 ft tall and 15 ft wide.
- Hours of operation: not yet defined.
- About 7,586 net new daily vehicle trips (each entry or exit counts as one), per a preliminary traffic estimate.

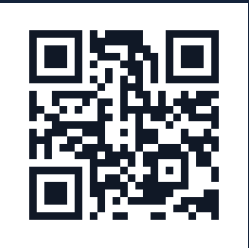
The tax structure being pursued

The Foundation expects the **sports facilities it owns to stay exempt from property tax** as nonprofit uses, and a charitable exemption request for the main campus parcel has been filed with Lake County. **Commercial lots** along Half Day Road would be sold or leased and taxed. The developer is also asking the Village to create a **Tax Increment Financing (TIF) district**. Its presentation puts the site’s starting taxable value at “≈ \$0.” Under a TIF, property-tax growth above that starting value, which would otherwise go to the Village, our school districts and other taxing bodies, can instead reimburse eligible redevelopment costs, such as demolition, for up to 23 years. With a near-zero base, much of the new tax revenue from the commercial development could go toward project costs during that time.

No TIF has been approved. The reimbursement amount and redevelopment-agreement terms have not been disclosed.

Love it? Hate it? *Have questions?*

– Bannockburn Neighbors



GET MORE INFO

trinityplans.org

Scan or visit for the plans, sources and more information.

ATTEND THE CONTINUED HEARING

Monday, Nov. 2,
2026
7:00 PM

Location to be confirmed. Check trinityplans.org or the Village calendar at bannockburn.org.