Community Survey & Inventory

BANNOCKBURN COMPREHENSIVE PLAN
Draft as of March 10, 2022

PROJECT TEAM
NIU Center for Governmental Studies
Egret & Ox Planning
Preliminary highlights from the Community Survey are presented. Differences between the responses of permanent residents and nonresidents that may be of interest are included.
Background and Purpose of Survey

Online survey

The purpose of the survey was to determine residents’ and TIU students/staff’s opinions and ideas for the Village of Bannockburn’s future.

The survey findings will be used to update the Village’s strategic and comprehensive plans.

The Center for Governmental Studies (CGS) worked closely with the Village of Bannockburn staff throughout the project.
Survey Methodology

- Survey Recipients
  - The survey link was sent to permanent residents, posted on the Village of Bannockburn’s website and on social media, and on the project website.
  - The survey link was sent to students, staff, and faculty at Trinity International University.
Survey Methodology

• A total of 146 completed surveys were received.
  - 78.8% of respondents report that Bannockburn is their permanent residence
  - 18.7% of respondents are students, staff or faculty at Trinity International University

• Questionnaire covered the following topics:
  - Quality of life in the Village of Bannockburn
  - Future planning
  - Preferred communication methods
  - Respondent and household demographics

• *Data presented is for all respondents unless indicated otherwise.*
### Demographics of Permanent Residents Respondents

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Gender</strong></td>
<td>Respondents were evenly divided between males and females.</td>
</tr>
<tr>
<td><strong>Age of Respondents</strong></td>
<td>The largest group of respondents was 45-64 years of age (42.9%).</td>
</tr>
<tr>
<td><strong>Age of Household Members</strong></td>
<td>The largest age group within responding households was 45-64 years, but nearly one third had an adult in the household age 65 or older and nearly one third had an adult under age 45. Over one third of households included children aged 12 or younger and about a fifth had teens.</td>
</tr>
<tr>
<td><strong>Household Income</strong></td>
<td>The largest group of respondents declined to provide income information (39.5%).</td>
</tr>
<tr>
<td><strong>Length of Residence in Bannockburn</strong></td>
<td>Respondents were nearly evenly divided between those who have been residents for less than 3 years, those that have been residents for 3-20 years, and those who have been residents for more than 20 years.</td>
</tr>
</tbody>
</table>
Survey Findings
Like Most About Bannockburn

- Best Things About Living, Working, or Studying in Bannockburn
  - All respondents-convenient location, open space/nature, schools
  - Permanent residents-open space/nature, large lots, schools
Survey Findings

Suggestions for Improvements to Bannockburn

- Improvements that would make Bannockburn a better place to live, work, or study
  - More walking paths and sidewalks/connected walking paths (18.8%)
  - Fewer Village rules and restrictions regarding properties (15.0%)
  - More restaurants (10.5%)

While preferences were similar between all respondents and permanent residents, permanent residents felt strongly about the need for more walking paths and fewer rules and restrictions regarding properties.
### Survey Findings

#### Perceptions of Current Amount of Development

<table>
<thead>
<tr>
<th>Category</th>
<th>Too Little</th>
<th>About Right</th>
<th>Too Much</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restaurants/bars</td>
<td>63.6%</td>
<td>35.0%</td>
<td>1.4%</td>
</tr>
<tr>
<td>Entertainment/cultural</td>
<td>60.9%</td>
<td>35.5%</td>
<td>3.6%</td>
</tr>
<tr>
<td>Retail shops</td>
<td>50.4%</td>
<td>47.5%</td>
<td>2.2%</td>
</tr>
<tr>
<td>Senior housing for independent adults</td>
<td>38.1%</td>
<td>44.0%</td>
<td>17.9%</td>
</tr>
<tr>
<td>Assisted living</td>
<td>34.3%</td>
<td>49.3%</td>
<td>16.4%</td>
</tr>
<tr>
<td>Personal services</td>
<td>33.3%</td>
<td>65.3%</td>
<td>1.4%</td>
</tr>
<tr>
<td>Condominiums</td>
<td>25.0%</td>
<td>54.4%</td>
<td>20.6%</td>
</tr>
<tr>
<td>Duplexes, townhouses</td>
<td>24.3%</td>
<td>52.9%</td>
<td>22.8%</td>
</tr>
<tr>
<td>Apartments</td>
<td>18.5%</td>
<td>57.0%</td>
<td>24.4%</td>
</tr>
<tr>
<td>Single family residential</td>
<td>9.9%</td>
<td>85.1%</td>
<td>5.0%</td>
</tr>
<tr>
<td>Office</td>
<td>2.1%</td>
<td>83.6%</td>
<td>14.3%</td>
</tr>
<tr>
<td>Industrial</td>
<td>1.5%</td>
<td>77.5%</td>
<td>21.0%</td>
</tr>
</tbody>
</table>
Survey Findings

Perceptions of Current Amount of Development-Permanent Residents Only

- In general, the pattern did not change for any uses when only permanent residents were included, but the percentage responding “too little” varied for some uses, although not statistically significantly. Therefore, the preceding table is a useful guide for permanent residents’ thoughts.

- Single Family-No difference between all respondents and permanent residents.

- Multifamily Housing-A smaller percentage of permanent residents thought there were too few apartments and condominiums. The percentage responding the amount was about right was similar to that of all responses.

- Housing for Older Adults-A smaller percentage of permanent residents responded there is too little. The percentage saying about right remained similar.

- Nonresidential Uses-Responses were similar for office, industrial, retail. The percentage responding too little for restaurants and entertainment was higher among permanent residents. It was lower for personal services.
Survey Findings
Preference for Methods to be Used to Encourage Development

- Incentives for New/Expanding Small Businesses: 75.5%
- Municipal Funding Support: 45.5%
- Should Not Encourage Development: 26.6%

The percentages were similar when only permanent residents were included.
Survey Findings

Importance of Actions/Priorities

The percentages were similar when only permanent residents were included.
Survey Findings

Particular Location That Needs Improvement

- 42.5% of all respondents identified a particular location in Bannockburn that needs improvement. More residents than nonresidents identified a location. The comments below reflect permanent resident responses.
  - The two locations that the majority of respondents comment need improvement are Bannockburn Green and Beeson’s.
  - Respondents would like Bannockburn Green to be a destination spot and more inviting. They suggest adding more restaurants and retail and adding entertainment venues.
  - Respondents comment that Beeson’s is an “eyesore” and “needs to go.”
Permanent residents differ from the above in degree, not pattern. They rely even more on the newsletter and less on social media.
Survey Findings

Would Like Bannockburn to be Five Years From

- Top Three Responses for all respondents and permanent residents were the same:
  - Walkable community with sidewalks and bike paths linking neighborhoods to businesses and recreation (both approx. 63%)
  - Small town that retains its rural atmosphere (all responses approx. 54%, permanent residents 61%)
  - Destination for young adults and families to live (all responses approx. 46%, permanent residents 53%)
## Survey Findings
### Satisfaction with Village Services

<table>
<thead>
<tr>
<th>Service</th>
<th>Satisfied</th>
<th>Neither Satisfied of Unsatisfied</th>
<th>Unsatisfied</th>
</tr>
</thead>
<tbody>
<tr>
<td>Home Watch</td>
<td>87.6%</td>
<td>12.4%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Police Visibility</td>
<td>87.4%</td>
<td>8.4%</td>
<td>4.2%</td>
</tr>
<tr>
<td>Road Plowing</td>
<td>78.8%</td>
<td>17.1%</td>
<td>4.1%</td>
</tr>
<tr>
<td>Road Salting</td>
<td>77.9%</td>
<td>17.9%</td>
<td>4.1%</td>
</tr>
<tr>
<td>Traffic Control</td>
<td>77.9%</td>
<td>12.5%</td>
<td>9.6%</td>
</tr>
<tr>
<td>Wildlife Control</td>
<td>51.3%</td>
<td>35.9%</td>
<td>12.8%</td>
</tr>
<tr>
<td>Building Permit Process</td>
<td>26.1%</td>
<td>32.2%</td>
<td>41.7%</td>
</tr>
<tr>
<td>ARC Application Process</td>
<td>25.5%</td>
<td>32.7%</td>
<td>41.8%</td>
</tr>
<tr>
<td>Tree Permit Process</td>
<td>25.2%</td>
<td>29.6%</td>
<td>45.2%</td>
</tr>
</tbody>
</table>
Survey Findings
Satisfaction with Village Services

- The general pattern remains similar when looking at all responses and only permanent residents. There are some changes, as noted below.
  - 79.1% of permanent residents are satisfied with Home Watch.
  - 42.1% of permanent residents are satisfied with wildlife control.
  - Permitting related processes (ARC, building permits, tree permits) each decline in satisfaction by 4-7 points when only permanent residents are included, resulting in a satisfaction rate of 18-22%. 
Survey Findings
Importance For Bannockburn to Plan For

The percentages were similar when only permanent residents were included.
Conclusions

• Most respondents like living in Bannockburn because of its large home lots, open spaces and nature, and schools.

• They would like more walking paths and sidewalks and more connected walking paths, fewer restrictions and rules regarding properties, and more restaurants, entertainment and cultural venues, and retail shops.

• They would like to see the Village offer incentives for new/expanding small businesses.
Conclusions, cont.

- Most respondents think it is important for the Village to emphasize road improvements, have additional parks and recreational facilities, improve utility service, and add noise barriers for railroad/tollway.
- Respondents think it is important for the Village to plan for waste reduction and recycling, energy efficient buildings, stormwater management infrastructure, and water conservation.
- When planning improvements, the Village should consider that respondents want Bannockburn to be a walkable community, small town that retains its rural atmosphere, and a destination for young adults and families.
Community Inventory

A summary of the physical features, natural elements, services, and assets that define Bannockburn today and provide potential for opportunities that capitalize on the Village's prospects for development and community improvement.
LAND USE & TRANSPORTATION

EXISTING LAND USE

Residential uses comprise a majority (53.4%) of total land use within Bannockburn's municipal limits, primarily east and west of Telegraph Rd.

Office/research uses make up the second highest total at 17.7%, with locations on the east and west sides.

Public lands (e.g., civic uses, schools, and open space) cover 8.5%.

NOTE: This does not account for the extensive woodlands and green space on many residential properties.

Trinity University covers 8.4%.

Retail is limited at 2.4%.
MOBILITY

Regional access via the Tri-State Tollway (I-94), Half Day Road, and Waukegan Road provides excellent access for workers, visitors, and residents.

The local trail network has built up along primary roadways and into certain neighborhoods, with potential to improve trail linkages.

Transit access is limited to Metra stations in neighboring Lake Forest and Deerfield along the MD-N Line.

Bannockburn is not presently served by Pace.

FUTURE OF MOBILITY

THINKING AHEAD AT OPTIONS

ENHANCED TRANSIT
With more flexible work-at-home options and desire to reduce carbon emissions, there may be opportunities for employers to collaborate with transit providers to improve “last mile” access.

ELECTRIC VEHICLES
As public and private investment in electric vehicles continues to increase, this creates potential to explore how to provide for EV infrastructure.
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.

Trinity International University is a notable institution located in Bannockburn offering spaces for academic and recreational opportunities.
CIVIC USES

A 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 school.

This central civic hub helps to maintain the small community character.

The Village is also served by the Deerfield-Bannockburn Fire Station on Half Day Road.
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
- Trinity sports facilities
- 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.
ENVIRONMENTAL FEATURES

One of the defining aspects of Bannockburn neighborhoods is the substantial woodlands that surround the homes.

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 are situated at various points in depressional areas and along drainageways.

The Village continues to maintain a long-standing policy to protect all woodlands, floodplains, and wetlands.
Bannockburn is generally well served by water and sewer utility service, including the following facilities:

- Water purchased from Highland Park
- Water storage facility
- Village-owned sanitary sewer lines
- Wastewater treatment via Deerfield
- Service from two sanitary sewer districts

The water system has seen a gradual expansion west of Wilmot Road and along major roads over the past 25+ years.

Stormwater is handled by a system of roadside ditches, piped storm sewers, and the Duffy stormwater facility.

NATURAL DRAINAGE METHODS
STORMWATER MANAGEMENT

In addition to the Village's physical infrastructure for stormwater, Bannockburn's landscape is characterized by a naturalized stormwater management system comprised of landscaped properties, bioswales, and other natural drainage methods.
A strong telecommunications system has progressively become a critical facet of a community’s infrastructure.

Bannockburn is presently served by varying levels of broadband infrastructure, including:

- Fixed and wireline
- Cable
- DSL

Any gaps, such as fiber broadband, can likely be filled by extending the available coverage in neighboring communities.

Source: State of Illinois Department of Commerce and Economic Opportunity (DCEO)