

The City of Lake Forest
CITY COUNCIL MEETING
Proceedings of the Monday, March 4, 2024
City Council Meeting – City Council Chambers
220 E Deerpath, Lake Forest, IL 60045

CALL TO ORDER AND ROLL CALL: Honorable Mayor Tack called the meeting to order at 6:30 p.m., and City Clerk Margaret Boyer called the roll of Council members.

Present: Honorable Mayor Tack, Alderman Novit, Alderman Waldeck, Alderman Notz, Alderman Preschlack, Alderman Goshgarian, Alderman Weber, and Alderman Walther

Absent: Alderman Powers

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE was recited by all.

REPORTS OF CITY OFFICERS

COMMENTS BY MAYOR

Mayor Tack reported that Public safety is important to Lake Forest residents, affirmed by 95% of Community-Wide Survey respondents ranking overall safety as a very important factor when choosing to live in Lake Forest. He noted that the Lake Forest Police Department currently operates out of the Public Safety Building on Deerpath, which was constructed in the 1960s as a combined facility for the Police and Fire Departments. He emphasized that the current building is not adequate to meet the space needs of both departments, noting this issue was identified at the City Council's Budget Workshop last November.

Mayor Tack encouraged the Council, together with the larger community, to begin to think through how to provide the facilities necessary to support our police department and make planning for a new police station a priority. While the City has been aware of the need for a new police station for years, other community needs were prioritized in recent years such as addressing storm sewer upgrades, improving athletic fields at Deerpath Community Park, and stabilizing the bluff above the beach.

Unique market conditions make it financially advantageous to begin discussions about a new police station facility now instead of in the future particularly considering the importance of public safety expressed in the Community Survey. Mayor Tack continued, noting there are inherent challenges with this type of project, which include identifying available land or a building that could be adapted to this use. Additionally, it's important to ensure that this project is done in a fiscally responsible manner, and once completed, will serve the community long into the future. More information will be shared with the community as the process moves forward.

A. Resolution of Appreciation for retiring Battalion Chief, Cory A. Kazimour

Mayor Tack read the resolution and asked for a motion. Photos were taken.

Council Action: Approve the Resolution of Appreciation

Alderman Novit made a motion to approve the resolution of appreciation, seconded by Alderman Preschlack. Motion carried unanimously by voice vote.

B. Resolution of Appreciation for retiring Battalion Chief, Matthew H. Penar

Mayor Tack read the resolution and asked for a motion. Photos were taken.

Council Action: Approve the Resolution of Appreciation

Alderman weber made a motion to approve the resolution of appreciation, seconded by Alderman Notz. Motion carried unanimously by voice vote.

COMMENTS BY CITY MANAGER

A. Voting Information

- **Margaret Boyer, City Clerk**

City Manager Jason Wicha introduced the City Clerk who gave an overview of voting options for both early voting and election day, noting City Hall is not an election day polling site.

OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

COMMITTEE REPORTS

ITEMS FOR OMNIBUS VOTE CONSIDERATION

1. **Approval of February 20, 2024, City Council Meeting Minutes**
2. **Approval of the Check Register for the Period of January 27 – February 23, 2024**
3. **Approval of a Two-Year Contract Extension with Lake Forest Bank and Trust for Banking Services to June 30, 2026**
4. **Approval of Design Engineering Services for the Safe Routes to School Project to Gewalt Hamilton Associates, Inc., and Authorize the City Manager to Execute an Agreement in the Amount of \$42,276 to Include a Contingency in the Amount of \$2,724 for a Total Cost of \$45,000**
5. **Consideration of a Recommendation from the Plan Commission in Support of a Plat of Condominium for a building under construction at 715/719 McKinley Road. (Approval by Motion)**
6. **Consideration of a Recommendation from the Plan Commission in Support of Tentative and Final Plat Approval of the Eisler Two Lot Subdivision for Property addressed as 195 E. Onwentsia Road and Approval of an Ordinance Granting a Variance from the Minimum Lot Size for a Lot in Depth. (Approval by Motion and Waive First Reading and Grant Final approval of An Ordinance.)**

Mayor Tack asked members of the City Council if there were any items that they would like removed or taken separately. Seeing none, he asked for a motion.

Alderman Notz made a motion to approve the six (6) Omnibus items as presented, seconded by Alderman Preschlack. The following voted "Aye": Alderman Novit, Waldeck, Notz, Preschlack, Goshgarian, Weber, and Walther. The following voted "Nay": none. 7-Ayes, 0-Nays, motion carried.

Information such as Purpose and Action Requested, Background/Discussion, Budget/Fiscal Impact, Council Action and a Staff Contact as it relates to the Omnibus items can be found on the agenda.

OLD BUSINESS

NEW BUSINESS

- 1. Consideration of a Recommendation from the Plan Commission in Support of a Special Use Permit Authorizing a Starbucks with a Drive Through on the Southeast Corner of Waukegan and Everett Roads. (Waive First Reading and if Desired by the Council, Grant Final Approval of an Ordinance)**

Catherine Czerniak, Director of Community Development reported this is unanimous recommendation from the Plan Commission in support of a Special Use Permit for a Starbucks with a drive through on the north portion of the vacant parcel located on the southeast corner of Everett and Waukegan Roads. Ms. Czerniak gave a brief history of previous redevelopment proposals for the site that included most recently, a plan for a multi-family residential building and a Starbucks which was withdrawn and replaced with the current phased development proposal.

As noted above, Starbucks was previously presented as part of a larger redevelopment plan for the site. In response to concerns expressed about the scale and details of the earlier site plan, and to allow development of the corner with a Starbucks to move forward in the near term, the approvals requested at this time apply only to the Starbucks. The proposed Starbucks will have a double drive through lane to accommodate up to 15 cars. The Code requires drive throughs of any type to be considered through the Special Use Permit process and the site plan to be evaluated based on the applicable standards and criteria which are detailed in the Plan Commission's report. The remainder of the property remains buildable. Future plans for any development proposed on the south portion of the site will require City review and approval. Approval of the present request does not provide any certainty of approval of any specific future plan. No subdivision, lot reconfiguration, or variances are requested at this time.

Ms. Czerniak reviewed the City Council action options for this item.

The City Council and Ms. Czerniak had discussion on the Commission's expressed enthusiasm for seeing redevelopment of this site begin and noted that once in place, the Starbucks may attract interest and ideas for a use or uses of an appropriate scale on the remainder of the property, spill over parking, traffic flow, timeline. Jack Frigo was in the audience and when asked about delivery, he remarked that Starbucks should be delivered in December. The Council thanked him for working through the City's processes.

Mayor Tack asked if there was anyone from the public who would like to comment. Seeing none. He asked for a motion.

COUNCIL ACTION: Waive first reading of an Ordinance granting a Special Use Permit and approving the site plan for Starbucks on the southeast corner of Everett and Waukegan Roads with a drive through and if desired by the City Council, grant final approval of the Ordinance.

Alderman Weber made a motion to waive first reading of an Ordinance granting a Special Use Permit and approving the site plan for Starbucks on the southeast corner of Everett and Waukegan Roads with a drive through and grant final approval of the Ordinance, seconded by Alderman Walther. The following voted "Aye": Alderman Novit, Waldeck, Notz, Preschlack, Goshgarian, Weber, and Walther. The following voted "Nay": none. 7-Ayes, 0-Nays, motion carried.

ADDITIONAL ITEMS FOR COUNCIL DISCUSSION/COMMENTS BY COUNCIL MEMBERS

Alderman Notz commended first responders for their response during recent storms.

Mayor Tack noted there will be no further business following executive session, he then asked for a motion to adjourn into **EXECUTIVE SESSION pursuant to 5 ILCS 120/2 (c)(1), Personnel, and (5), Purchase or lease of real property for the use of the public body, and (6), Disposition of property and the consideration for the sale or lease of property owned by the Public Body.**

Alderman Walther made a motion to adjourn into executive session pursuant to 5 ILCS 120/2 (c)(1), Personnel, and (5), Purchase or lease of real property for the use of the public body, and (6), Disposition of property and the consideration for the sale or lease of property owned by the Public Body, seconded by Alderman Novit. The following voted "Aye": Alderman Novit, Waldeck, Notz, Preschlack, Goshgarian, Weber, and Walther. The following voted "Nay": none. 7-Ayes, 0-Nays, motion carried.

Adjournment into Executive Session at 7:11 pm.

Reconvened into Regular Session at 7:51 pm.

ADJOURNMENT

There being no further business Mayor Tack asked for a motion to adjourn. Alderman Preschlack made a motion to adjourn, seconded by Alderman Notz. Motion carried unanimously by voice vote at 7:52 p.m.

Respectfully Submitted,
Margaret Boyer, City Clerk

A video of the City Council meeting is available for viewing at the Lake Forest Library and on file in the Clerk's office at City Hall. You can also view it on the website by visiting www.cityoflakeforest.com. Click on I Want To, then click on View, then choose Archived Meetings Videos.