

**THE CITY OF LAKE FOREST
CITY COUNCIL AGENDA**
Monday, March 17, 2025
220 E. Deerpath
Lake Forest, IL 60045

The City Clerk will ask for a motion to appoint Alderman Goshgarian as Mayor Pro-Tem

CALL TO ORDER AND ROLL CALL

6:30pm

Honorable Mayor, Stanford R. Tack

Nancy Novit, Alderman First Ward

Ara Goshgarian, Alderman Third Ward

Peter Clemens, Alderman First Ward

Alice LeVert, Alderman Third Ward

Edward U. Notz, Jr., Alderman Second Ward

Eileen Looby Weber, Alderman Fourth Ward

John Powers, Alderman Second Ward

Richard Walther, Alderman Fourth Ward

PLEDGE OF ALLEGIANCE

REPORTS OF CITY OFFICERS

1. COMMENTS BY MAYOR

A. Lake Forest Day Proclamation “Dine, shop, live- Lake Forest every day”

A copy of the Proclamation can be found on **page 15**

2. COMMENTS BY CITY MANAGER

A. Community Spotlight

Citadel Theatre

-Scott Phelps, Artistic Director

3. OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

4. COMMITTEE REPORTS

PUBLIC WORKS COMMITTEE

- 1. Award of the Low Bid for the 2025 Patching & Resurfacing Project to Peter Baker & Son Co., and Authorize the City Manager to Execute an Agreement in the Amount Not to Exceed \$1,551,740**

PRESENTED BY: *Byron Kutz, P.E., Superintendent of Engineering (810-3555)*

PURPOSE AND ACTION REQUESTED: The Public Works Committee and staff request City Council approval of the Lake Forest share of the Joint 2025 Annual Patching & Resurfacing to Peter Baker in the not to exceed amount of \$1,551,740.

BACKGROUND/DISCUSSION: Each year engineering staff develops the resurfacing program based on visual inspections, pavement testing, and input from Staff and Council. The results culminate into an annual pavement rehabilitation program identifying the streets to be resurfaced each year.

City staff has previously briefed the City Council on Municipal Partnership Initiative (MPI), a program that takes advantage of economies of scale by securing low bid prices among neighboring municipalities who bid similar projects each year. This year, the City joined forces again with Lake Bluff to have a joint bid for the Annual Street Resurfacing & Asphalt Patching Program.

In 2025, the City bid out approximately 2.6 center-lane miles of street resurfacing and 3,600 square-yard of patches. The streets to be resurfaced are:

Street	From	To
W Old Mill Road	Waukegan Road	Telegraph Road
Washington Road	Westminster Road	Walnut Road
Woodstream Court	North End	S Mount Vernon
S Mount Vernon Avenue	Woodstream Court	Everett Road
S Mount Vernon Avenue	North End	Woodstream Court
Timber Lane	Linden Avenue	Longwood Drive
Crest Court	Timber Lane	East End
Linden Avenue	Green Bay Road	Beverly Place
Longwood Drive	Timber Lane	Grandview Lane
North Avenue	Buena	Valley
Lake Forest Cemetery	Various Locations	Various Locations

With the project being recommended to be awarded at the full budgeted amount there will be available funds to add an additional street to this year's program.

Upon approval of the contract, Lake Forest and Lake Bluff will meet with the contractor separately to obtain tentative schedules for each community. The schedule this year for Lake Forest is work starting any time after May 5 with final completion prior to August 1.

Upon confirming the start date of the project, a letter will be sent to residents and businesses within the limits of the project two weeks prior to start of construction. The City's website, under "Construction Updates", will also provide details on the construction schedule.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	3/3/2025	Reviewed & Recommended City Council Approval

Finance Committee	11/11/2024	Included with FY '26 Capital Plan
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BUDGET/FISCAL IMPACT: The project was placed out to bid in early-February with a subsequent bid opening on February 20, 2025. Four contractors picked up plans, with a total of four bids received. The bid prices consist of bid quantities that are to be completed by both municipalities, Lake Forest, and Lake Bluff as part of their respective resurfacing and patching programs. Both municipalities are scheduled to award their respective contracts in early Spring 2025. City engineering staff will oversee the contractor in Lake Forest, and work with the Communications Director to ensure progress updates are provided weekly to the public. Local Capitals funds will be utilized for the resurfacing, and patching; while Cemetery Funds will be utilized for cemetery repaving; and Water Funds will be used for the replacement of leaking manhole frame and lids.

Has City staff obtained competitive pricing for proposed goods/services? **Yes**

The following is a summary of the four bids received (Combined amount for Lake Forest and Lake Bluff):

Company Name	Bid Amount
Peter Baker & Son Co.	\$1,812,158.60*
Schroeder Asphalt Services, Inc.	\$1,888,560.40
Maneval Construction	\$1,935,255
Brothers Asphalt Paving, Inc.	\$2,109,226.54

*Lake Forest Sub-Total Only = \$1,304,604

The low bidder, Peter Baker & Son Co., has performed the resurfacing project in Lake Forest many times and their work is deemed satisfactory to City staff.

Below is an estimated summary of the project budget:

FY 2026 Funding Source	As-Read Bid Amount	Total Amount Budgeted	Amount Requested	Budgeted Y/N
Capital Fund (Resurfacing) 311-3703-467.67-32	\$1,121,757	\$1,380,000	\$1,380,000	Y
Capital Fund (Patching) 311-3703-467.67-32	\$118,255	\$100,000	\$100,000	Y
Cemetery 230-6407-476.76-20	\$42,852	\$50,000	\$50,000	Y
Water and Sewer Fund (Manhole Adjustments*) 508-3703-477.77-16	\$21,740	\$150,000	\$21,740	Y
TOTAL	\$1,304,604	\$1,680,000	\$1,551,740	

*Leaking manhole frames/lids were identified as part of the Inflow and Infiltration (I&I) report that staff bid with the resurfacing project to take advantage of more cost-effective pricing for this work-type as it is similar to other manhole adjustments already part of the resurfacing project.

Staff recommends awarding the Lake Forest portion of the resurfacing, patching, and cemetery at the full budgeted amount. Staff recommends awarding the I&I repairs (manhole adjustments) at the as-read bid amount of \$21,740 with the remaining \$128,260 of Water-Sewer Funds not used for manhole adjustments on this project be added to the Sanitary Sewer Lining program which will be awarded later this year.

This is a unit-price contract in which the contractor is only paid for the actual quantity of work performed.

COUNCIL ACTION: Award of the Low Bid for the 2025 Patching & Resurfacing Project to Peter Baker & Son Co., and Authorize the City Manager to Execute an Agreement in the Amount Not to Exceed \$1,551,740

5. ITEMS FOR OMNIBUS VOTE CONSIDERATION
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1. Approval of the March 3, 2025 City Council Meeting Minutes

A copy of the minutes can be found beginning on **page 16**

COUNCIL ACTION: Approval of the March 3, 2025, City Council Meeting Minutes

2. Consideration of a Request to Waive the Fidelity Bond Requirement in Connection with Holding a Raffle in the City of Lake Forest for the School of St. Mary Parents Association (Approval by Motion)

STAFF CONTACT: Margaret Boyer, City Clerk (847.810.3674)

PURPOSE AND ACTION REQUESTED: Staff requests City Council consideration of waiving the fidelity bond requirement in connection with the proposed raffle from the School of St. Mary Parents Association.

BACKGROUND: In January 2020 the City Council approved an Ordinance Amending Chapter 110, titled "Licenses and Miscellaneous" related to Raffles, to align these sections with recent State of Illinois Legislation. Section 110.0149, J, allows the raffle manager designated by the organization to seek a waiver of the bond requirement from the City Council.

At this time, the School of St. Mary Parents Association is requesting a waiver of the bond requirement and has submitted a request. A copy of the request can be found beginning on **page 19**

BUDGET/FISCAL IMPACT: N/A

COUNCIL ACTION: Consideration of a Request to Waive the Fidelity Bond Requirement in Connection with Holding a Raffle in the City of Lake Forest for the School of St. Mary Parents Association. (Approval by Motion)

3. Annual Vendor Approval for FY2026

STAFF CONTACT: Diane Hall, Interim Finance Director (847-810-3614)

PURPOSE AND ACTION REQUESTED: Staff requests approval of the vendors included in the packet for FY2026.

BACKGROUND/DISCUSSION: Section 38.37 of the City Code sets forth the authority to approve other purchases and contracts. On June 15, 2020, the City Council approved revisions to Chapter 38 of the City Code to increase the Council approval threshold from \$20,000 to \$25,000 effective May 1, 2020.

Section 38.37(A) provides that contracts with vendors or other providers delivering supplies or services on an unspecified but ongoing basis in annual amounts anticipated to exceed \$25,000 shall be presented to the City Council for consideration as part of the review and approval of the City budget. City staff is seeking approval of FY26 vendors at this time to allow City operating departments to begin entering FY26 purchase orders on March 31. It should be noted that payment for FY26 goods/services will not begin until May 1.

The attached list identifies the vendors requested for approval for FY2026, with an indication of their approvals for FY2023-FY2025, if applicable. The City Council will continue to approve any single purchase over \$25,000 as specified in Chapter 38 of the City Code.

BUDGET/FISCAL IMPACT: Approval of the attached vendor list does not have an immediate fiscal impact. The amounts designated for each vendor for FY2026 have been included in the annual budget.

COUNCIL ACTION: Approval of the attached list of vendors (**page 20**) for Fiscal Year 2026.

4. Approval of a Recommendation from the Parks & Recreation Board to authorize the City Manager to enter into a contract with Sundance Lawncare for City-Wide Grounds Maintenance Services in the Parks FY2026 Budget, for an Amount Not to Exceed \$208,890.

STAFF CONTACT: Chuck Myers, Superintendent of Parks & Forestry, 810-3565

PURPOSE AND ACTION REQUESTED: The Parks and Recreation Board and City Staff requests approval to award a one-year contract Sundance Lawncare, for \$208,890 to provide mowing and grounds maintenance services city-wide.

BACKGROUND/DISCUSSION: Annually, the Public Works Department researches opportunities to improve operational efficiencies and deliver services in the most cost effective manner. In 2011, the Parks section began outsourcing the mowing of many of our passive parks and miscellaneous parcels. We chose not to bid out all other park properties, such as the neighborhood parks and community parks, due to the significant need to coordinate with ever-changing public use and athletic field schedules. The outsourcing of mowing has proven to be a beneficial fiscal approach by reducing labor expenses and long-term capital equipment replacement costs.

In an effort to restructure the larger contract, staff created a "tiered" system to distinguish the level of maintenance required for various sites. Tier 1 includes some of the City's higher profile

sites that require more extensive maintenance, Tier 2 includes City properties with lower maintenance requirements and includes the City's 167 cul-de-sacs, and Tier 3 includes various City owned right-of-ways along roadways.

In December 2023, staff conducted an expansive bid request that included mowing and grounds maintenance on fifteen City property areas, 167 cul-de-sacs and the mowing only of twenty City rights-of-ways. Additional grounds maintenance includes lawn care, weed control, and bed maintenance. Similar to the selection rationale for outsourcing areas in 2011, the right-of-ways and cul-de-sacs are also desirable to outsource because they involve routine scheduling requirements.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Parks & Recreation Board	02/25/25	Recommend Approval

BUDGET/FISCAL IMPACT: Funding for the FY2026 City-wide Grounds Maintenance contract is budgeted in the Parks Fund 220 operating budget.

On January 4, 2024 City staff received bids for City-wide Grounds Maintenance Services. Sundance Landscape was selected and approved by City Council for FY2025 services. In addition, staff included 3-year bids (FY2025 - FY2027) with the bid process and can extend the contract after the first season or rebid the contract for FY2026. City staff is satisfied with the services performed by Sundance Landscape in FY2025 and are recommending the continuation of their services for FY2026.

Has competitive pricing been obtained for proposed goods/services? **Yes**

Below is an estimated summary of Project budget:

FY2026 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
220-5775-435.35-10 Parks Operating Budget	\$208,890	\$208,890	Y

COUNCIL ACTION: Approval of a Recommendation from the Parks & Recreation Board to authorize the City Manager to enter into a contract with Sundance Lawncare for City-Wide Grounds Maintenance Services in the Parks FY2026 Budget, for an Amount Not to Exceed \$208,890.

- 5. Approval of a Recommendation from the Parks & Recreation Board to Authorize the City Manager to enter into a contract with Sports Surface Pros for Waveland Park Tennis and Basketball Court Resurfacing Services, in the Amount of \$45,000 to include a Contingency in the Amount of \$4,500 for a Total Cost of \$49,500**

STAFF CONTACT: *Chuck Myers, Superintendent of Parks & Forestry, 810-3565*

PURPOSE AND ACTION REQUESTED: The Parks and Recreation Board and City Staff requests approval to award a contract with Sports Surface Pros for Waveland Park tennis and basketball court resurfacing services, in the amount of \$45,000 to include a contingency in the amount of \$4,500 for a total cost of \$49,500.

BACKGROUND/DISCUSSION: On November 20, 2024, City staff conducted a bid opening for the resurfacing of the three tennis courts and one basketball court at Waveland Park. These courts, last resurfaced in 2020, are exhibiting signs of normal wear and tear due to weather effects, water pooling and frequent use. The repair and resurfacing process will include power washing all courts, filling cracks with crack filler or larger cracks with Armor Crack patching material, grinding of surface to level, filling all low spots that hold water, and multiple applications of acrylic court surfacing filler and color coating surfacing compound.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Parks & Recreation Board	02/25/25	Recommend Approval

BUDGET/FISCAL IMPACT: Funding for the Waveland Park tennis/basketball court resurfacing project is budgeted in the FY2025 CIP (Parks & Public Land Fund). Staff received two bids for the court resurfacing as detailed below. If this contract is awarded, the work will be completed by June 13, 2025.

Has competitive pricing been obtained for proposed goods/services? **Yes**

Recommended Bidder/Proposer is BOLDED

Company Name	Dollar Amount Bid
Sports Surface Pros	\$45,000
Tennis Courts Unlimited	\$67,440

City staff is recommending that the project be awarded to Sports Surface Pros, LLC, based on qualifications and reference checks.

Below is an estimated summary of Project budget:

FY2025 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
201-8457-467.67-37 Park & Public Land Fund	\$40,000	\$49,500	Y

The \$9,500 budget overage will be taken from the reserve balance of the Park & Public Land Fund.

COUNCIL ACTION: Approval of a Recommendation from the Parks & Recreation Board to Authorize the City Manager to enter into a contract with Sports Surface Pros for Waveland Park Tennis and Basketball Court Resurfacing Services, in the Amount of \$45,000 to include a Contingency in the Amount of \$4,500 for a Total Cost of \$49,500

6. Approval of an Illinois Department of Transportation Resolution Appropriating \$42,811 in Rebuild Illinois Funds to be used for Phase I Design Engineering Services of the Ringwood Bridge Project

STAFF CONTACT: *Byron Kutz, P.E., Superintendent of Engineering (810-3555)*

PURPOSE AND ACTION REQUESTED: The Public Works Committee and Staff request approval of appropriating \$42,811 of Rebuild Illinois (RBI) funds to be used for phase I design of the Ringwood Bridge. The Illinois Highway Code requires each municipality to submit a City Council Resolution appropriating RBI funds similar to the process for Motor Fuel Tax funds (MFT). Staff is proposing to reduce the \$150,000 of MFT funds approved at the December 2, 2024 City Council meeting for this project down to \$107,189 to allow usage of the City's remaining \$42,811 of RBI funds prior to the July 1, 2025 obligation deadline. The total amount of the design engineering services agreement is unchanged. Staff requests authority to execute necessary IDOT agreements related to the appropriation of this RBI funding.

BACKGROUND/DISCUSSION: The Ringwood Bridge is a single span concrete spandrel arch bridge over a ravine, located on Ringwood Road just northeast of the Westleigh and Sheridan intersection. The bridge was constructed in 1913 with a new deck and bridge railings constructed in 1989. City staff have been monitoring the deteriorating condition, and in October 2022 submitted for construction grant funds via the Illinois Special Bridge Program (ISBP) to fund potential future reconstruction of the bridge.

Although the grant application was unsuccessful, IDOT provided positive feedback that the bridge is a good candidate for this program and would be more favorable for future grant awards following completion of a Phase I design. The 2022 sufficiency rating of the bridge was 18 (the IDOT Bridge Sufficiency Rating Scale is from 1 to 100 with 1 being the worst and greater than 50 considered satisfactory per Federal guidelines). The load rating of the bridge has been previously reduced (restricting the weight of trucks allowed to cross the bridge) following findings from a thorough inspection performed as part of the City's bridge study. The 2022 study states '*based on the chloride profiles from previous core samples, concrete removal and overlay of the deck would need to be deeper than the top layer of reinforcement, which would require a reinforced overlay, making replacement a reasonable alternative.*' The project will remove the existing bridge and replace it with a structure that will recognize and be compatible with the historic character of the surrounding historic district. The project is proceeding within the context that federal funding will be utilized for construction. The utilization of federal funds for construction will require an extensive public input process via the National Environmental Policy Act (NEPA). The public will be given opportunity to provide their opinions and feedback on the bridge-type.

This RBI resolution is the first step in fulfilling IDOT's requirements for the use of RBI funds. The City is required to follow IDOT guidelines in terms of project design and contract specifications. The Phase I design engineering services was previously awarded to the Ciorba Group at the December 2, 2024 City Council meeting. Due to the bridge's current low Sufficiency Rating, staff recommends that the City proceed with completing Phase I design. Completion of Phase I milestones will better the City's chances with future grant applications. Once completed, the design will be submitted to IDOT for their review and comments. The anticipated phase I duration including review time by IDOT is a minimum of 24 months. Projects reviewed by IDOT (all federally funded projects) typically have three distinct phases with the Phase I (or the project Study) phase consisting of developing the project scope, conducting public input,

environmental and drainage studies, utility coordination, and preliminary design of a project. The consultant will provide concepts for different proposed bridge types, with two or three being recommended to the Historic Preservation Commission and the community. The first 6-9 months of the Phase I process will be initial set up and IDOT coordination in which City Council preference for bridge-types would not yet be necessary. This will allow for City Council decisions to be made first for the Lake Woodbine Bridge project which will then help guide the aesthetic direction for the Ringwood Bridge. A Tentative construction date would be determined upon award of federal funds, however, is estimated around 2029/2030 at the earliest.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	3/3/2025	Reviewed & Recommended City Council Approval for Appropriating \$42,811 in Rebuild Illinois Funds (RBI) to be used for Phase I Design Engineering Services
City Council	12/2/2024	City Council Approved Appropriating \$150,000 in MFT Funds, and Award of Phase I Design Engineering to Ciorba Group
Public Works Committee	11/18/2024	Reviewed & Recommended City Council Approval for Appropriating \$150,000 in MFT Funds, and Award of Phase I Design Engineering to Ciorba Group
Finance Committee	11/12/2024	Additional \$25,000 Included in Capital Plan
Finance Committee	11/13/2023	\$225,000 Included in Capital Plan

BUDGET/FISCAL IMPACT: Approval of RBI funds is similar to that of MFT funds, as City Council approval will initiate the process with IDOT to authorize the use of RBI funds for the phase I design of the Ringwood Bridge. Construction of this project is currently unfunded and dependent on receiving an Illinois Special Bridge Program (ISBP) grant award with the remaining balance to be funded by MFT funds. Any design and construction amount above that would be local capital funds. The current estimated construction cost is \$4,000,000 which is solely a rough estimate as a bridge-type has not yet been determined.

Has City staff obtained competitive pricing for proposed goods/services? **N/A**

Below is an estimated summary of project budget:

The Phase I design engineering services was previously awarded to the Ciorba Group at the December 2, 2024 City Council meeting in the amount of \$249,344 which includes a 5% Contingency.

Funding Source	Amount Budgeted	Amount Requested	Budgeted Y/N
Capital Fund (FY2026) 311-5103-467.67-23	\$25,000	\$24,344	Y
Capital Fund (FY2025) 311-5103-467.67-23	\$75,000	\$75,000	Y
Motor Fuel Tax Fund (FY2025) 202-3703-478.78-76	\$150,000	\$107,189*	Y
Rebuild Illinois Funds 202-3703-478.78-92	\$42,811	\$42,811	N

*The usage of MFT funds is proposed to be reduced by \$42,811 from originally approved to allow usage of the City's remaining RBI funds prior to the July 1, 2025 obligation deadline. The remaining MFT funds will stay in the City's bank account for future use.

In terms of background for RBI funding, according to the May 1, 2020, Circular Letter- The Illinois Department of Transportation (IDOT) was authorized to implement a \$1.5 billion grant program using proceeds from general obligation (transportation, series A) bonds authorized in the Rebuild Illinois capital program to provide Local Public Agencies (LPAs) with the funds for capital projects. Grants are allotted among LPAs based on the regular Motor Fuel tax (MFT) formula. The money for Rebuild Illinois grants comes from proceeds of general obligation bonds authorized pursuant to subsection (a) of Section 4 of the General Obligation Bond Act (30 ILCS 330/4). IDOT is authorized to use these funds to make grants "for planning, engineering, acquisition, construction, reconstruction, development, improvement, extension, and all construction-related expenses of the public infrastructure and other transportation improvement projects." Funds received from these Rebuild Illinois grants must be deposited into the LPA's MFT account. However, grant funds are separately accounted for, and expenditures must be in accordance with purposes authorized in subsection (a) of Section 4 of the General Obligation Bond Act. The City has previously expended all but \$42,811 of its RBI Funds. City Staff received initial approval from IDOT on February 26, 2025 that design for the Ringwood Bridge utilizing the City's remaining RBI funds is an applicable stated use.

COUNCIL ACTION: Approval of an Illinois Department of Transportation Resolution Appropriating \$42,811 in Rebuild Illinois Funds to be used for Phase I Design Engineering Services of the Ringwood Bridge Project

7. Consideration of Ordinances Approving Recommendations from the Building Review Board for 1138 Ridge Road, 825 Morningside Drive, 1080 Sir William Lane and 1411 Estate Lane. (First Reading and if Desired by the City Council, Final Approval)

STAFF CONTACT: *Catherine Czerniak,*
Director of Community Development (810-3504)

PURPOSE AND ACTION REQUESTED: The following recommendations from the Building Review Board are presented to the City Council for consideration as part of the Omnibus Agenda.

BACKGROUND

1138 Ridge Road - The Board recommended approval of a new single family residence on a vacant lot, the associated hardscape, and the conceptual landscape plan. No public testimony was presented on this petition. (Board vote - 7 to 0)

825 Morningside Drive - The Board recommended approval of the demolition of the existing single family residence and approval of a new single family residence, the associated hardscape, and the conceptual landscape plan. No public testimony was presented on this petition. (Board vote - 6 to 0)

1080 Sir William Lane - The Board recommended approval of a new single family residence on a vacant lot, the associated hardscape, and the conceptual landscape plan. No public testimony was presented on this petition. (Board vote - 6 to 0)

1411 Estate Lane - The Board recommended approval of the demolition of the existing single family residence and approval of a new single family residence, the associated hardscape, and the conceptual landscape plan. Three letters were submitted noting concerns about drainage in the general area. The Board noted that all appropriate drainage will be required as part of the redevelopment of the site. As a note, staff is working to convene an informational meeting, separate from this petition, with residents in the area where concerns were raised. (Board vote - 6 to 0)

Ordinances approving the petitions as recommended by the Building Review Board with key exhibits attached are included in the Council packet beginning on **page 21**. The Ordinances, complete with all exhibits, are available for review in the Community Development Department.

COUNCIL ACTION: If determined to be appropriate by the City Council, waive first reading and grant final approval of the Ordinances approving the petitions for 1138 Ridge Road, 825 Morningside Drive, 1080 Sir William Lane and 1411 Estate Lane in accordance with the Building Review Board's recommendations.

8. Consideration of an Ordinance Approving a Recommendation from the Historic Preservation Commission in Support of Granting a Building Scale Variance for Additions at 1051 Meadow Lane. (First Reading and if Desired by the City Council, Final Approval)

STAFF CONTACT: *Catherine Czerniak,*
Director of Community Development (810-3504)

PURPOSE AND ACTION REQUESTED: The following recommendation from the Historic Preservation Commission is presented to the City Council for consideration along with the Ordinance as part of the Omnibus Agenda.

BACKGROUND

1051 Meadow Lane – The Commission recommended approval of an Ordinance granting a building scale variance for two small additions at the rear of the residence. The Commission has final authority over design related decisions however, City Council approval is required for building scale variances recommended by the Commission. Letters were submitted by two property owners in support of the petition. This petition was also considered by the Zoning Board of Appeals as detailed in the following agenda item. (Approved 6 – 0)

An Ordinance approving a building scale variance for 1051 Meadow Lane, with key exhibits attached, is included in the Council packet beginning on **page 62**. The Ordinance with complete exhibits is available for review in the Community Development Department.

COUNCIL ACTION: If determined to be appropriate by the City Council, waive first reading and grant final approval of an Ordinance approving a building scale variance for an addition to the residence at 1051 Meadow Lane as recommended by the Historic Preservation Commission.

9. Consideration of Ordinances Approving Recommendations from the Zoning Board of Appeals for 1251 Edgewood Road and 1051 Meadow Lane. (First Reading, and if Desired by the City Council, Final Approval)

STAFF CONTACT: *Catherine Czerniak,*
Director of Community Development (810-3504)

PURPOSE AND ACTION REQUESTED: The following recommendations from the Zoning Board of Appeals are presented to the City Council for consideration as part of the Omnibus Agenda along with the associated Ordinances.

BACKGROUND

1251 Edgewood Road – The Zoning Board of Appeals recommended approval of an Ordinance granting a setback variance for an open front porch addition to the residence within the front yard. No public testimony was presented on this petition. (Board vote: 5-0, approved)

1051 Meadow Lane – The Zoning Board of Appeals recommended approval of an Ordinance granting a variance from the rear yard setback for additions to the residence. Letters from two neighbors were submitted in support of the petition. The Historic Preservation Commission also considered this petition and recommended approval as detailed in the previous agenda item. (Board vote: 5-0, approved)

Ordinances approving variances as recommended by the Zoning Board of Appeals, with key exhibits attached, are included in the Council packet beginning on **page 75**. The Ordinances, complete with all exhibits, are available for review in the Community Development Department.

COUNCIL ACTION: If determined to be appropriate by the City Council, waive first reading and grant final approval of Ordinances approving variances from zoning setbacks for 1251 Edgewood Road and 1051 Meadow Lane in accordance with the Zoning Board of Appeals' recommendations.

COUNCIL ACTION: Approve the nine (9) omnibus items as presented

6. OLD BUSINESS

7. NEW BUSINESS

8. ADDITIONAL ITEMS FOR DISCUSSION/ COMMENTS BY COUNCIL MEMBERS

9. ADJOURNMENT

A copy of the Decision Making Parameters is included with this agenda following this page.

Office of the City Manager

March 12, 2025

The City of Lake Forest is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are required to contact City Manager Jason Wicha, at (847) 234-2600 promptly to allow the City to make reasonable accommodations for those persons.