



Memorandum

TO: Chairman Dixon and members of the Plan Commission

FROM: Catherine J. Czerniak, Director of Community Development

DATE: June 9, 2021

RE: **Introduction of Two Upcoming Petitions**

- Senior Cottages
- Midwest Bank Site Redevelopment

This will be the first in person meeting of the Commission in over a year due to the restrictions put in place in response to the pandemic. At this meeting, three new members will join the Commission, the new members were appointed in May 2021, to replace outgoing members. Although the following two agenda items are not yet ready for Commission action and have not yet been fully detailed and analyzed, it is timely to bring the Commission together for an introduction to these two petitions which will both be on the Plan Commission agendas in the near future for action. This meeting will also allow us to readjust to meeting at City Hall, in the Council Chambers, instead of remotely, and will allow the new Commissioners to be introduced and integrated into early discussions on these two topics.

Senior Cottages – Northwest Corner of Everett and Telegraph Roads

The City's Housing Trust Fund Board (the "HTFB") works on a continuing basis to enhance the diversity of housing in the community and to ensure that a variety of housing types are provided to meet the changing needs of individuals and families in the community as well as those wanting to move to the community. Providing housing options for senior citizens has always been a priority for the HTFB and is consistent with the housing goals established by the City Council. A 1984 survey conducted by the City identified a community concern about the decreasing availability of housing for seniors. It was noted at that time that the housing stock often desired and needed by seniors was being lost as a result of increased development in and around the City's business districts, and as a result of the demolition of many of the smaller homes in the community that often best meet the needs of the older population. The need for more housing options for our community's seniors has continued to be voiced since that survey several decades ago. The need still exists.

In 2001, the City Council approved the first Senior Cottage development. These five cottages located on the north side of Conway Road, at the north end of Telegraph Road, have proven to be very successful and have offered comfortable and convenient rental housing, tailored to meet the needs of seniors. This location is not far from the second Senior Cottage development now proposed. The original Senior Cottage development was made possible through the efforts of a not for profit group comprised of a former alderman, other local residents and through generous pro bono services and material offerings from

local contractors, architects and vendors. The City donated the land for the existing cottage development as is proposed for the current development. The availability of land, in a desirable location, and at no cost to the development is critical in allowing senior housing development initiatives to move forward. The terms of the land donation for the original Senior Cottage development established a reversion clause should a change of use ever be proposed. It is anticipated that a similar provision will be incorporated into the land donation for the currently proposed development. Much was learned from the original Senior Cottage development all to the benefit of the current proposal.

In 2013, ownership of the existing Senior Cottages was transferred to Community Partners for Affordable Housing (CPAH), a not for profit group with the expertise and resources necessary to manage the development long term. After several years, the City realized that the City itself had neither the expertise or resources to do so. The City, under the direction of the City's HTFB, has partnered with CPAH over the course of many years on various housing initiatives. Under the ownership and management of CPAH, the existing Senior Cottages have been extraordinarily successful, well managed and maintained and, there is never a shortage of interested residents on the rare occasion that a cottage becomes available. There is a clear demand for additional Senior Cottages. At the Plan Commission meeting, representatives of CPAH will provide a brief review of the existing Senior Cottages and will be available to answer questions about the management and the day to day living experience of the residents.

The HTFB has adopted a multi-pronged approach to increasing and retaining a diversity of housing types, at various price points throughout the community. As noted above, senior housing, is identified as a priority particularly those developments that are achieved through partnerships. The Senior Cottages now proposed at Everett and Telegraph Roads are the result of the initiative, efforts and persistence of the Lake Forest-Lake Bluff Senior Resources Commission and the Lake Forest- Lake Bluff Senior Citizens Foundation. A number of years ago, the Housing Trust Fund Board encouraged those groups to come forward with a proposal to increase the availability of senior housing in the community and when they did, the HTFB endorsed the development and recommended to the City Council that funds be allocated from the City's Housing Trust Fund, a fund that is restricted to supporting housing diversity, to support the development along with the donation of City owned land. The City Council accepted the HTFB's recommendation and has indicated a willingness to donate the City land pending approval of the development and once the necessary funding from various partners is secured. A key partner in this development is the Lake Forest-Lake Bluff Senior Citizens' Foundation. This group has committed to match the City's financial support of the development, \$350,000 from the City's Housing Trust Fund. CPAH will seek grants and tax credits to support the development. And, CPAH, will own and manage the new Senior Cottage development along with the existing five cottages.

The City's Comprehensive Plan identifies three characteristics that should be available, in some combination, at sites being considered for senior housing:

- Easy access to commercial and retail facilities, religious institutions, medical care facilities, recreation and community facilities.
- Easy access to transportation.
- Safe environment.

The proposed location satisfies all three of these criteria. The site is located across the street from the train station and near stores, restaurants, medical offices, a Church, banks and the City's Fire Station.

The Senior Cottages will be available to income qualified seniors, at least 65 years of age, with priority given to current residents of Lake Forest and Lake Bluff and those with family in the local communities. The income requirements are based on a percent of the Area Median Income as required by the terms of the grants or tax credits received to support the development. The existing cottages are leased in accordance with the same provisions.

Zoning/Use

The City's Comprehensive Plan for the Waukegan Road Business District was recently updated. As adopted, the site proposed for Senior Cottages was identified as an Opportunity Area. The following recommendations are offered in the Plan as it pertains to this specific site located on the northwest corner of Everett and Telegraph Roads.

General Recommendations

- 4.1 Encourage development of this property in the near term for multi-family residential, small scale commercial or office uses, or a mix of low impact uses.
- 4.1 Locate curb cuts away from the intersection.
- 4.2 Promote walkability – identify and improve pedestrian crossings in the area.
- 4.3 Require new residential developments to provide perimeter landscaping as a buffer for existing residential properties and to enhance the streetscapes.
- 4.4 Consider innovative ways to manage storm water runoff.
- 4.5 Consider traffic impacts in determining appropriate uses.

Recommendations Related to Residential Use

- 4.6 Designate site as an opportunity for townhomes and low rise multi-family housing types as a transition from the large lot single family properties to the west and south, to the train station and business district.
- 4.7 Encourage commuter oriented housing types to attract a variety of buyers.

The Comprehensive Plan, unlike the Zoning Code, presents a vision, options and recommendations, not requirements. The proposed Senior Cottage development will implement the recommendations above with the exception of orienting the housing type to commuters. Seniors will benefit from the proximity to the train station and unlike a development geared toward commuters, the Senior Cottages will generate less day to day activity on the site.

The site is zoned B-1, Neighborhood commercial, this district permits a range of uses such as those located along Waukegan Road to the east, an area that is also B-1. For instance, a retail business or office development could be proposed for this site consistent with the uses permitted in the B-1 District. Multi-family uses are also permitted in the B-1 District by right, that is, no Special Use Permit is required. The proposed Senior Cottage development is an age-restricted, low rise (single story), multi-family residential development.

When this matter returns to the Plan Commission for action, the Commission's role will be to consider the appropriateness of the use in relation to the Comprehensive Plan and the B-1 zoning district and to make a recommendation on the site plan. As noted below, it is possible that one or more variances may be requested. A plat of consolidation will also be necessary because although the entire site is in the City's ownership, there are several tax parcels reflecting the past ownership and uses of the site.

Location

As noted above, the proposed location for a second Senior Cottage development is a City owned site located on the northwest corner of Everett and Telegraph Roads. The site that would ultimately be donated to the CPAH totals approximately two acres. The exact boundary of the site at the north end is still being determined.

Site Plan

A conceptual site plan is included in the Commission's packet. Pending early feedback from the Commission, interested groups and individual members of the public, the site plan will be further studied, refined and preliminary engineering work, tree analysis, development of a landscape plan and evaluation of on-site circulation and access will be completed prior to returning to the Plan Commission for action.

The conceptual site plan envisions six buildings, each with two single family residences. Each residential unit will have a separate entrance, separate living space, an outdoor patio area and a one car garage. On-site visitor parking is proposed in the development although as the plan is revised, distributing the visitor parking across the site will be considered for convenience of visitors.

At this point, it is not certain whether any variances will be requested. Based on the conceptual site plan, a front yard setback variance may be requested to allow one or more of the cottages to encroach into the 20 foot front yard setback along Everett Road however, every effort will be made, as the plan is refined and as preliminary engineering work is completed, to fully comply with all applicable setbacks as well as the 30% building coverage limitation for the overall site and the 15% open space requirement.

The development will be pedestrian friendly with sidewalks on both sides of the street connecting to both Everett and Telegraph Roads. There is an existing public pedestrian walkway located on City owned property to the west and north of the proposed development. That path will remain. It is used by residents in neighborhoods to the south and west as convenient access to and from the train station. Consideration has been given as to whether a connection from the Senior Cottage development direct to that pedestrian pathway should be made. Currently, for security, a direct connection is not shown however, the pathway provides a pedestrian loop for residents of the cottages since there are connections to the path from the adjacent public streets.

A conceptual landscape plan has not yet been developed pending initial input on the overall plan. Some tree removal will be required for this development, the City is currently evaluating the species and condition of trees on and around the site and that evaluation will be considered as the site plan is refined. A landscape plan will be developed and presented to the Commission for consideration when this matter returns for action. The landscape plan will focus on providing screening along Everett and Waukegan Roads to maintain the landscaped dominant streetscape character of the site and to provide privacy and a buffer for the residents of the cottages from the adjacent streets. Attention will also be focused on screening the cottages that border the existing pedestrian path to the west and north for privacy and security, and to maintain the landscaped character of the walkway as it exists today. Fencing may also be considered in this area as the plans are further refined.

The configuration of the roadway and the turning radii will be reviewed by the City Engineer to verify that the internal circulation is adequate to accommodate emergency vehicles. The internal roadway will be a private road.

As required for all new residential construction, each cottage will be equipped with a residential fire sprinkler system.

The cottages will be generally modeled on the existing cottages located on Conway Road, at the north end of Telegraph Road. The cottages will be approximately 1,300 square feet and a single story. As noted elsewhere in this memorandum, the units will be configured as duplexes, two attached units.

Access

In developing the conceptual site plan, input on access was provided by the City Engineer and the City's public safety departments. Two priorities emerged from those early discussions.

- First, access points to the site should be located as far away from the intersection of Everett and Telegraph Roads as possible. The point was made that this intersection is congested during peak commuter and school travel times. And, delays occur when trains are moving through the area restricting east/west vehicle traffic. Although over the past year, traffic at this intersection has been less due to the closure of businesses and schools, the "normal" traffic volumes of years past is viewed as the level that should be expected in the future.
- Second, two access points to the development should be provided. Consideration was given to creating a cul-de-sac type development, with a single access, however, from a public safety standpoint, two access points to the development are required. It is expected that the seniors living in the development will come to understand the times during which there are higher volumes of vehicles on Everett Road and will likely adjust not only their schedules accordingly to the extent possible, but also consider the traffic volume in determining which access point to use when entering and leaving the development.

Importantly, Senior Cottages are a low traffic generator overall. As noted above, this site is zoned for commercial use, the same zoning that is applied to properties along both sides of Waukegan Road on the east side of the railroad tracks. This property could be sold by the City and developed for a commercial use or a multi-story residential building. Both of those options would generate a higher traffic volume at this site.

Partnerships

As noted above, community partnerships are critical to making a development like this become a reality. In addition to the partners mentioned above, the HTFB, CPAH, the Lake Forest-Lake Bluff Senior Resources Commission and the Lake Forest-Lake Bluff Senior Citizen Foundation, to date a local architectural firm, Midwest Architecture Studio, and a local engineering firm, Bleck Engineering, are both donating a portion of their services to further the community's goal of increasing the housing options for seniors.

Recommendation

As noted above no Commission action is requested at this time. Commission feedback and requests for additional information or clarification are welcome.

Redevelopment of the Midwest Bank Site – 241 Deerpath

In September, 2020, an early concept plan for redevelopment of the Midwest Bank site located on the southwest corner of Deerpath and Bank Lane, in the Central Business District, was introduced to the Commission. Since that time, several new members have joined the Commission. The developer is continuing some due diligence and anticipating a complete application for zoning entitlements soon, for

consideration by the Commission at an upcoming meeting. To assure that the full Commission is starting with the same background, and given the length of time since the original introduction of this petition at a remote meeting, during the pandemic, a re-introduction of this development concept will be presented to the Commission at the June meeting. The purpose of this introduction is to give the Plan Commission and the public an early look and the opportunity to offer high level comment, identify potential issues and request information for inclusion in the formal submittal which is planned in the next month or so.

General Information

- The concept plan was prepared by the contract purchasers, 241 Deerpath LLC, Peter Witmer 50%, Todd Altounian 50%.
- Midwest Bank currently owns and occupies the entire site which totals just over a half acre. The bank no longer has a need for the entire site which has generous parking and several automatic tellers however, the bank intends to remain on the redeveloped site in the new building, with frontage on Deerpath.
- The property is zoned R-4, Preservation Business District. This district permits a range of uses including retail, restaurants, office and multi-family residential. The site is not in an area where non-retail first floor uses are restricted. No change in the zoning district will be requested.
- As noted above the property is currently developed with a building, several drive thru banking lanes and a surface parking lot. The site is almost entirely impervious.
- The north half of the property is in the Local Historic District. Therefore, the Historic Preservation Commission, rather than the Building Review Board, will oversee the design aspects of the new building proposed on the site.
- The existing building was constructed in 1928 and through the years, was the location of retail businesses, residential apartments and beginning as early as 1970, Midwest Bank. An Historic Resource Evaluation submitted by the petitioners is included in the Commission's packet as background.
- There were at one time, two buildings on the site, one of the buildings, the Telephone Exchange building, was demolished in 1975 and the other building was enlarged about that time. Various alterations have occurred to the existing building over the years.
- An adhoc committee was recently appointed by the City Manager to study and make recommendations on ways to improve the Deerpath streetscape. That group recently completed its work. The group recommended that as redevelopment occurs, Bank Lane, south of Deerpath should be converted to a one-way, southbound street with diagonal parking and a wide pedestrian walkway along the west side of the street. Public safety staff endorse this approach to limit turning movements from Bank Lane on to Deerpath in this congested area.
- The redevelopment concept envisions a single mixed use building on the site, first floor with about 15,000 square feet of commercial space of which Midwest Bank, as currently proposed, will be located in about 3,000 square feet. Two floors of residential condominiums, approximately 16 units are planned for the second and third floors. About 44 below grade parking spaces are planned. A drive through automatic teller is also planned for the below grade level.

- An expanded green space is reflected on the site plan as well as a landscaped pedestrian walkway along Bank Lane.

Anticipated Request and Process

Based on the concept presented to date, this development will require review through a Special Use Permit process. The development takes advantage of a floor area ratio (square footage) bonus that is available for developments that include residential units. In addition, it appears that a variance from the required parking will also be requested, the variance would be considered through the special use permit process. Zoning setbacks appear to be met.

A traffic and parking study is being completed along with preliminary engineering. When complete, City engineer staff will review those aspects of the proposed development. As the plans are refined and more detail is provided, City planning staff will review the development to verify the zoning entitlements that will need to be considered by the Plan Commission.

Concepts for the building design, exterior materials, storefronts and landscaping are being developed and will be presented to the Historic Preservation Commission for consideration.

Recommendation

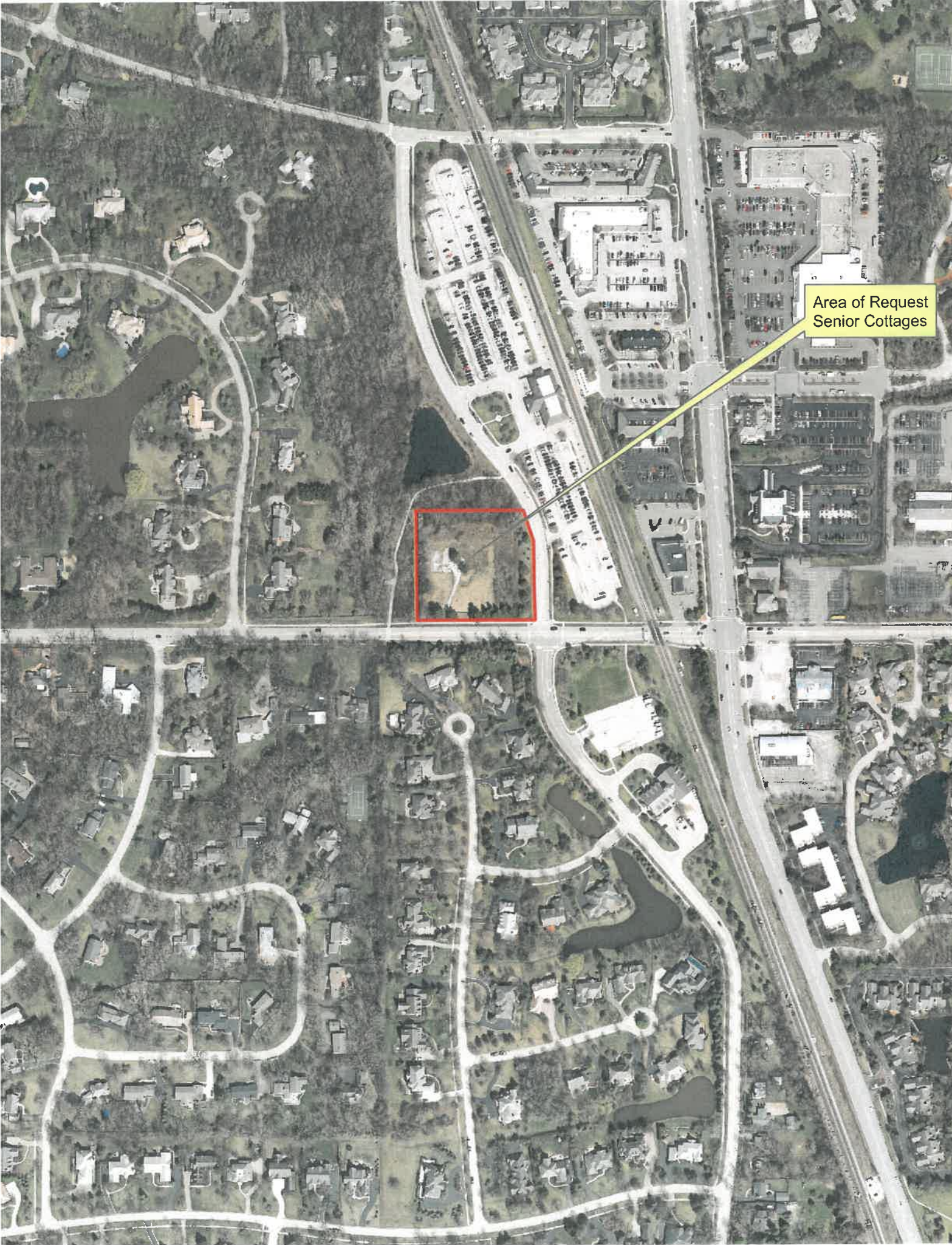
As noted above no Commission action is requested at this time. Commission feedback and requests for additional information or clarification are welcome.

As noted above, an in depth staff review has not yet occurred. The Commission and members of the public are asked to provide general comments, identify concerns or issues and make requests for information that should be included when the project is formally presented for Commission review. At this we anticipate "collecting" questions that will be responded to in detail later when the project is brought forward for public hearing and action.

Plan Commission Meeting – June 9, 2021
Agenda Item 3

Senior Cottages
Everett and Waukegan Roads

Vicinity Map
Air Photos
Site Plan

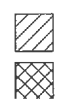
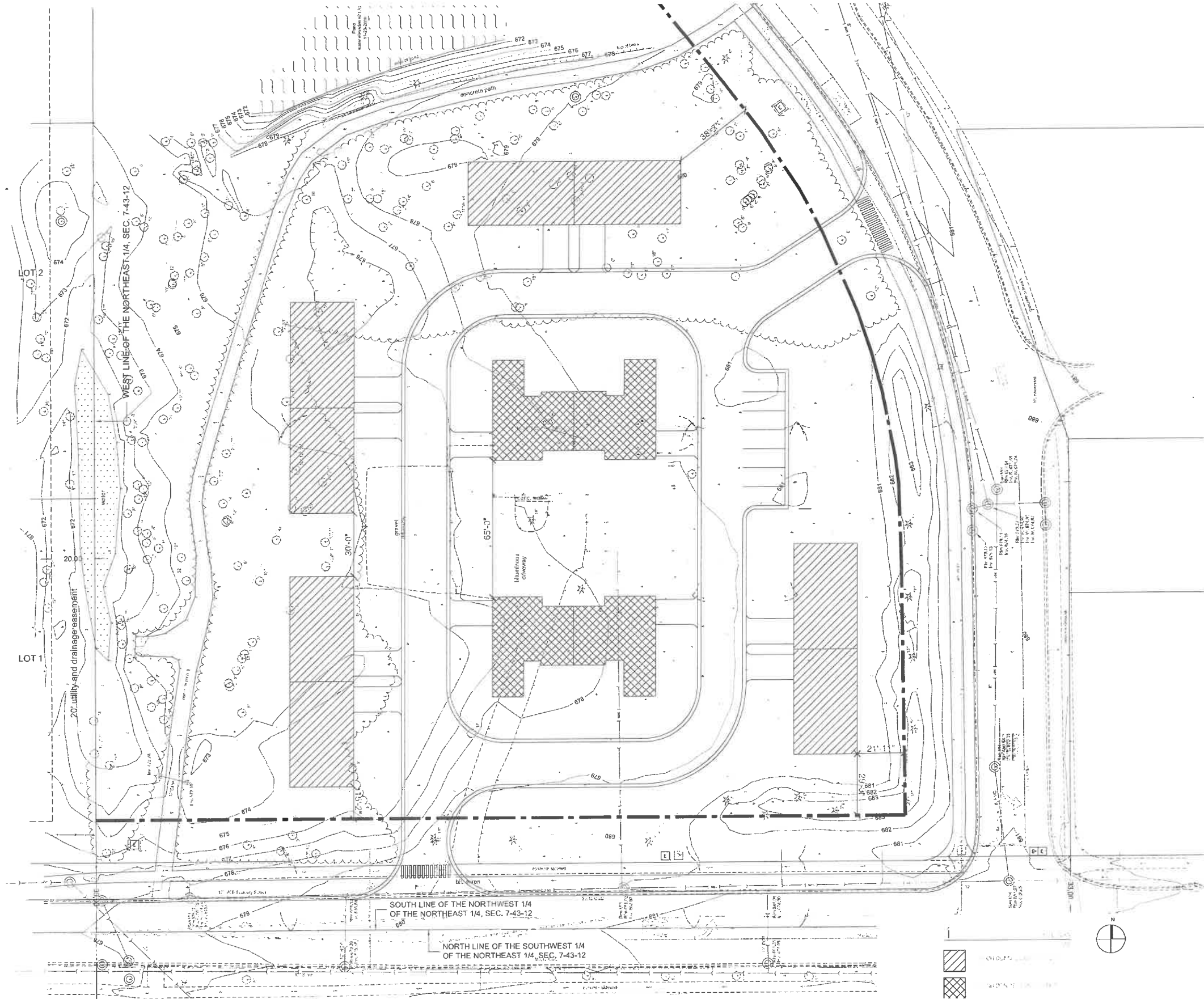


Area of Request
Senior Cottages



Area of Request
Senior Cottages

WEST LAKE SUBDIVISION
DOC. 2628982



MAS

MIDWEST
ARCHITECTURE
STUDIO

268 MARKET SQUARE SUITE A
LAKE FOREST IL 60045
T 847 604 8593
F 847 604 8026
WWW.MASISMORE.COM

EXISTING SITE IN
COTTAGE LOCATIONS
SCALE: 1/2"
5/13/21
DRAWN BY: BS

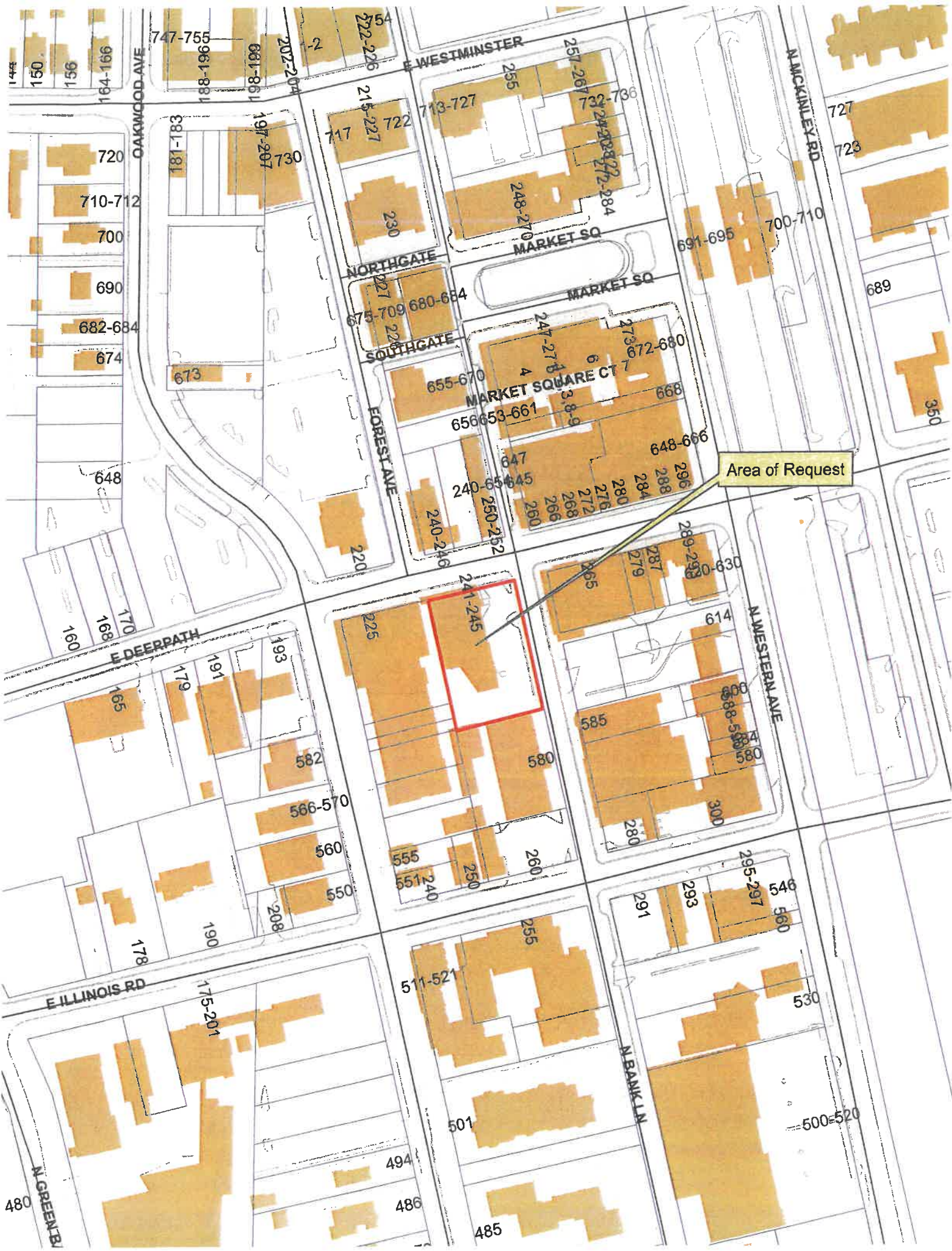
SENIOR CENTER COTTAGES
PIERRETT & TELEGRAPHY/ID
LAKE FOREST IL 60045

A0-0

Plan Commission Meeting – June 9, 2021
Agenda Item 3

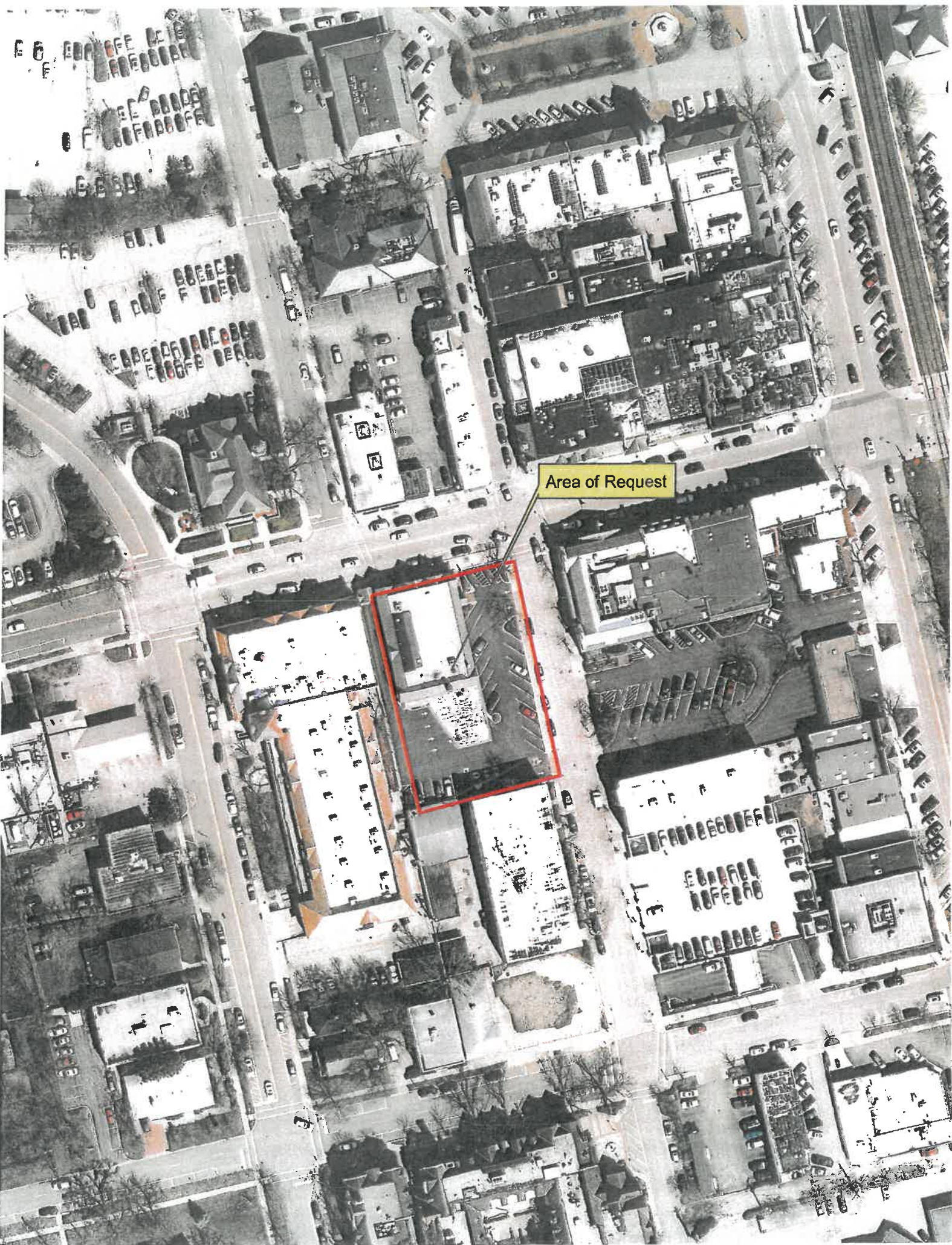
Midwest Bank Site – Redevelopment Concept
Southwest Corner – Deerpath and Bank Lane

Vicinity Map
Air Photos
Site Plan

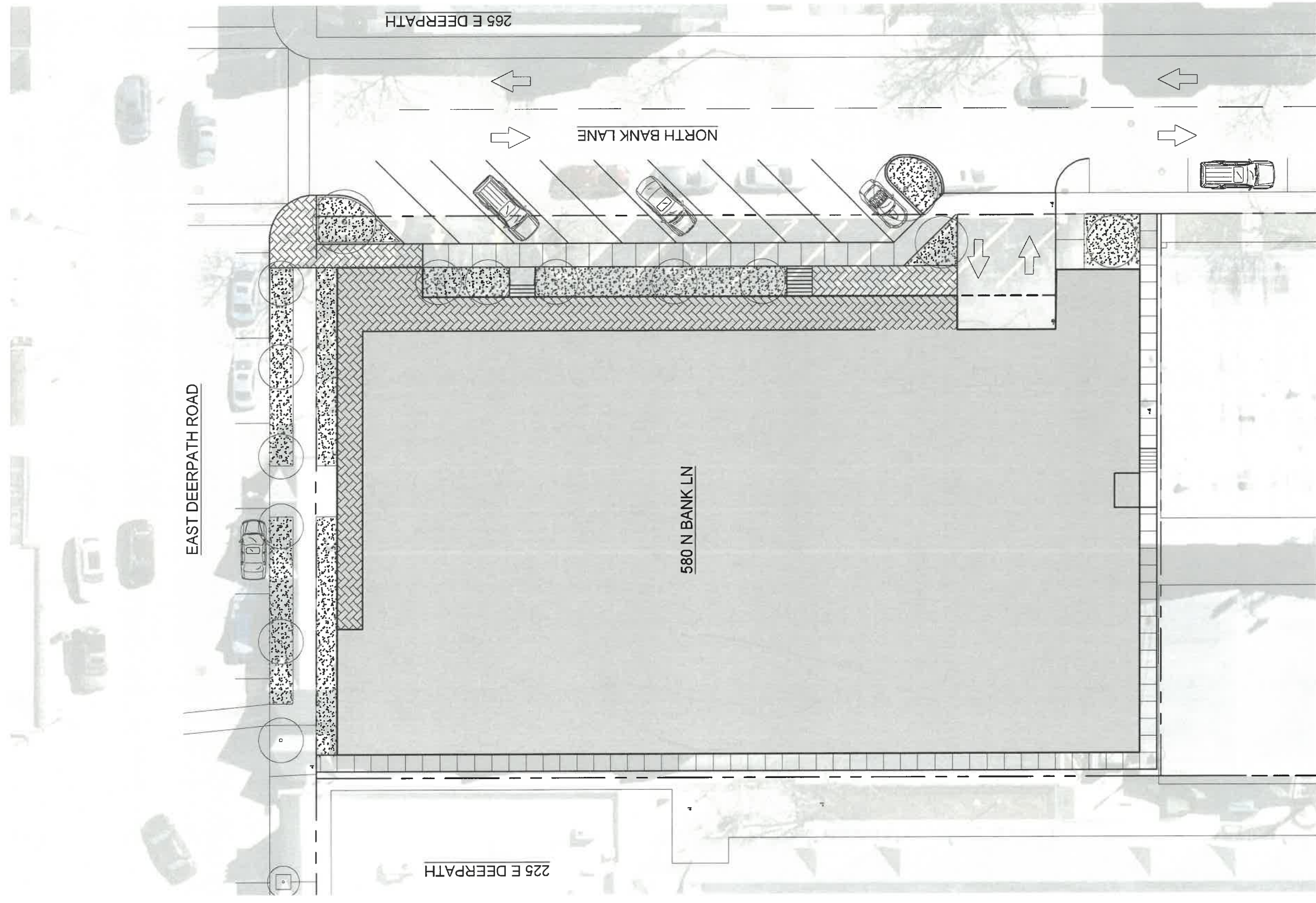




Area of Request



Area of Request



EAST DEERPETH ROAD

265 E DEERPETH

NORTH BANK LANE

580 N BANK LN

225 E DEERPETH



Witmer & Associates
 Architecture and Interior Design
 witmerandassoc.com



241 E DEERPETH RD
 June 3, 2021 SCALE: 1"= 20'