

**Plan Commission Meeting – October 9, 2024
Agenda Item 3**

1095 Kelmscott Way – Plat of Condominium

Staff Report
Vicinity Map
Air Photo – Pre-construction

Materials Submitted by the Petitioner
Application
Plat of Condominium
- First Floor
- Second Floor
- Third Floor
- Garage Level
Plat of Survey

*Materials shown in italics are included in the Commission packet only.
A complete copy of the packet is available from the Community Development Department.*



PLAN COMMISSION REPORT AND RECOMMENDATION

TO:	Chairman Dixon and members of the Commission
DATE:	October 9, 2024
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	Request for Approval of a Plat of Condominium for the Building Located at 1095 Kelmscott Way

OWNER

1095 Kelmscott Way LLC
50% Peter Witmer
50% Todd Altounian
1000 N. Western Avenue
Lake Forest, IL 60045

PROPERTY LOCATION

1095 Kelmscott Way

ZONING

B-2 Community
Commercial District

REPRESENTATIVE

Peter Witmer, architect/owner

Summary of the Request

This is a request for tentative and final approval of a Plat of Condominium. The plat is necessary, and required by law, to define the ownership limits of each condominium, the common areas, and the limited common areas of the new three story condominium building which is now under construction. The building is comprised of twelve units, four on each floor. The development was previously approved, no modifications to the site, use, or building design are proposed as part of this request.

A plat of condominium cannot be created or considered until the “as built” interior dimensions of each unit are known; therefore, a plat of condominium is presented once the base building is well under way. Approval of a plat of condominium is required prior to the sale of the individual condominium units. Each of the units will be customized, built out to the buyer’s specifications, so sale of the units in advance of completion of the base building and prior to the issuance of any Certificates of Occupancy is appropriate and is consistent with the procedures followed with the other condominium building in this development and other condominium buildings in the community.

Approval of the plat of condominium is a procedural matter since approval of the development has already been granted. The twelve condominium units in the three story building are all under contract and the closings are pending the recording of the plat.

Background

In April 2016, the City Council approved the overall Kelmscott Park development on the northwest corner of Laurel and Western Avenues, the former site of the City’s Municipal Services Facility. The overall development includes three apartment buildings all of which are completed and occupied, twelve single family homes ten of which are complete and occupied with the final two nearing

completion, and two condominium buildings the first of which is completed and occupied. The plat now before the Commission is for the second and final condominium building in the Kelmscott development.

Staff Analysis

The City Code requires that any development that creates distinct parcels or units must be approved through a public hearing process at which the plat is presented for review. The proposed plat, as noted above, establishes each of the residential condominium units in the new building as separate ownership entities. The plat delineates the following: 1) the units which will be owned individually, 2) common elements which are defined in the Declaration of Covenants as all portions of the property except the units, and 3) portions of the common elements, outside of the individual units, that are designated on the plat as limited common elements and as such are restricted for use by the occupants of specific units. For example, the below grade garage is a common element however, the individual parking spaces in the garage are assigned to certain units so the spaces themselves are limited common elements. (Note: Tandem parking spaces are provided for some of the units offering space to accommodate additional vehicles or for use a storage space.) Balconies and at grade patios are outside the walls of individual units and are limited common elements and reserved for use by only the specified units. Shared hallways and stairways are common elements.

The plat includes pages detailing the three floors of the condominium building and delineates each of the four units on each floor. The plat also delineates the garage level under the building.

A survey of the site is included for reference.

No improvements or alterations to the property are proposed or authorized in conjunction with the approval of the plat now presented to the Commission for consideration. As noted above, the overall site plan, landscaping, and the architectural design and materials were all previously reviewed by the Plan Commission and the Building Review Board and approved by the City Council.

The Declaration of Covenants has been provided to the City for review and will be recorded along with the Plat of Condominium as required by the Lake County Recorder's Office.

Public Notice

Public notice of this hearing was published in a newspaper of local circulation and was mailed by the City to addresses in the surrounding area in accordance with Code requirements. The agenda for this meeting was posted at public locations and on the City's website. No response to the public notice was received by staff as of the date of this writing.

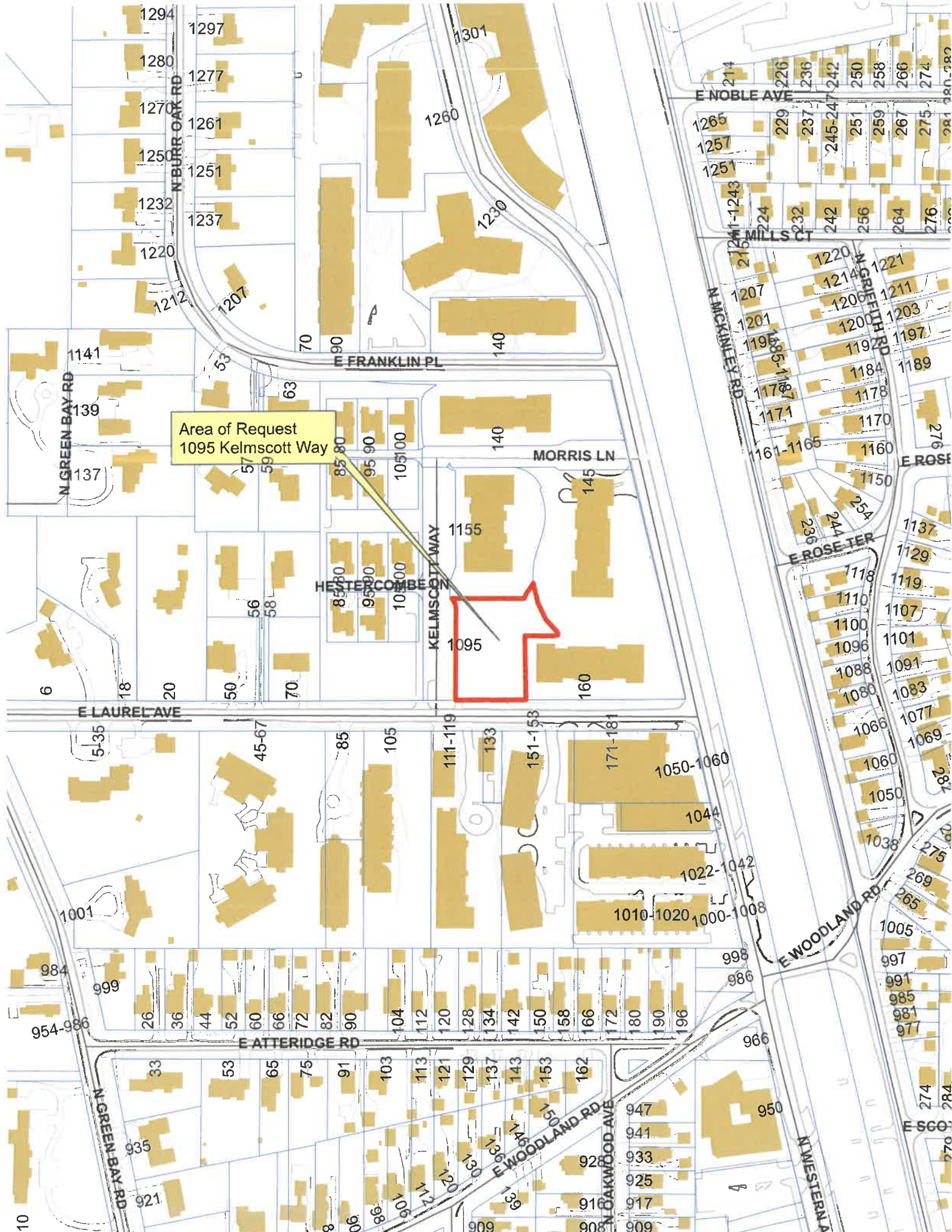
Staff Recommendation

Recommend approval of the Plat of Condominium for the building addressed as 1095 Kelmscott Way subject to the following conditions of approval.

Prior to recording the Plat of Condominium with Lake County, the following conditions shall be satisfied:

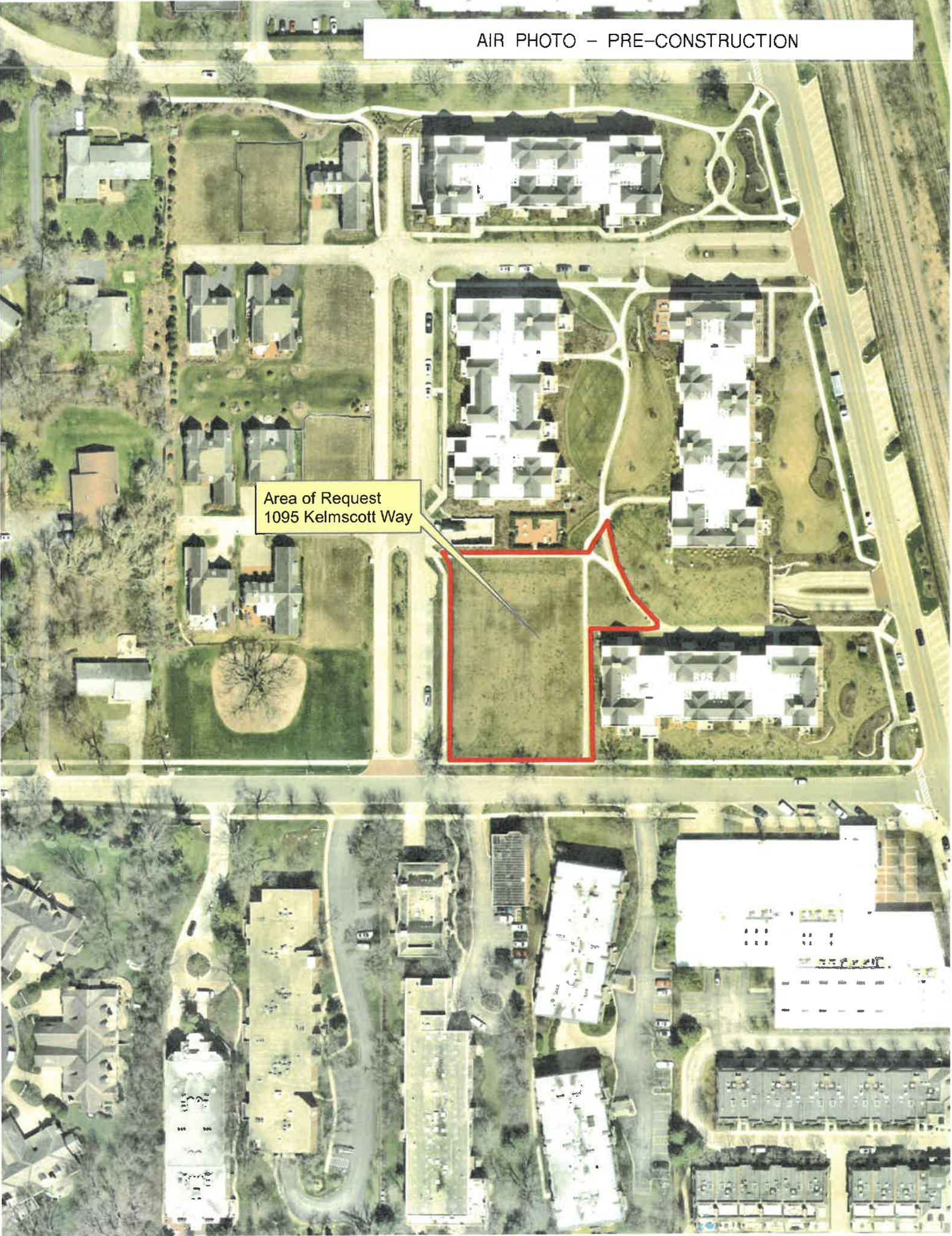
1. The plat shall be subject to final review and approval by the Director of Community Development and the City Engineer.
2. All applicable fees must be paid in full.

Area of Request
1095 Kelmescott Way



AIR PHOTO - PRE-CONSTRUCTION

Area of Request
1095 Kelmscott Way





THE CITY OF LAKE FOREST
APPLICATION FOR SUBDIVISION
TENTATIVE PLAT AND FINAL PLAT -- CONDOMINIUM

LOCATION OF PROPERTY 1095 Kelmscott ZONING DISTRICT PUD

ACREAGE OF PROPERTY .805

OF STRUCTURES 1

OF UNITS PROPOSED 12

COMMON AREAS PROPOSED 5

APPLICANT

Name Todd Altounian

Address 919 Sherwood

Lake Bluff, IL 60044

Phone 847 875-7025

E-mail Taltounian@altounian.com

Relationship to Property Managing partner of LLC
(Owner/Attorney/Representative/Contract Purchaser)

PROPERTY OWNER (if different from applicant)

Name 1095 Kelmscott Way LLC

Address Same as Applicant

Phone _____

E-mail _____

BENEFICIAL INTERESTS


Corporation (see exhibit A)
Partnership _____ (see exhibit B)
Trust, land or other _____ (see exhibit C)

I have read the complete application packet and understand the Subdivision process and criteria.
I understand that this matter will be scheduled for a public hearing when a determination has been made
that this application packet is complete and accurate.

SIGNATURES


Owner

9/26/24
Date


Owner

9/26/24
Date

Applicant

9/26/24
Date

APPLICANT'S REPRESENTATIVES

ENGINEER Mike Bleck

FIRM Bleck and Associates

ADDRESS 1375 North Western Ave

Lake Forest, IL 60045

PHONE 847 343-9962

WETLAND CONSULTANT _____

FIRM _____

ADDRESS _____

PHONE _____

LAND PLANNER _____

FIRM _____

ADDRESS _____

PHONE _____

TRAFFIC CONSULTANT _____

FIRM _____

ADDRESS _____

PHONE _____

ATTORNEY Alan Wolf

FIRM _____

ADDRESS _____

Awolf@llegal.com

PHONE 312 320-9900

LANDSCAPE ARCH. _____

FIRM Mariani Land

ADDRESS 300 Rockland Road

Lake Bluff, IL 60044

PHONE _____

ARBORIST _____

FIRM _____

ADDRESS _____

PHONE _____

PRESERVATION CONSULTANT _____

FIRM _____

ADDRESS _____

PHONE _____

EXHIBIT "A"

CORPORATE OWNERSHIP

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

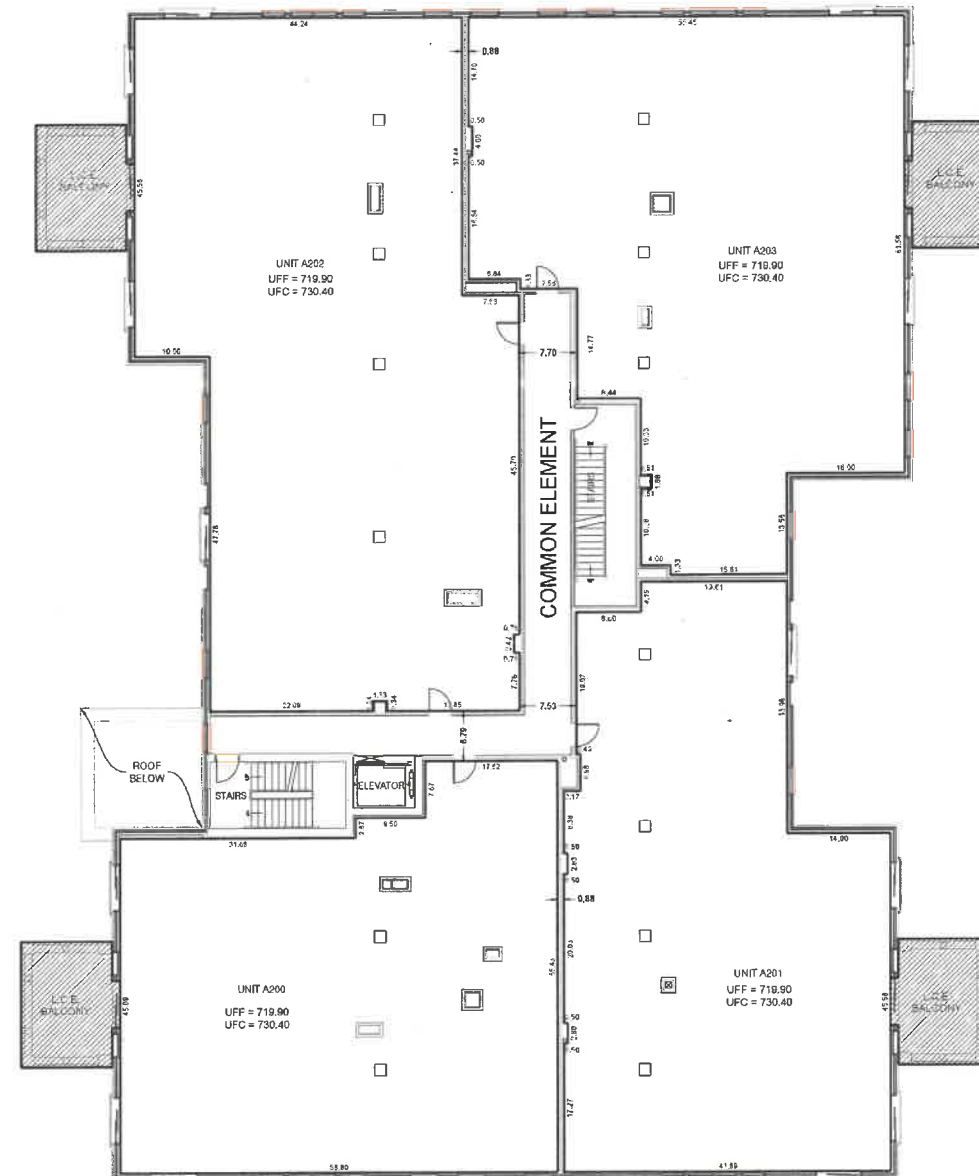
NAME <u>Todd Altounian</u>	NAME <u>Peter Witmer</u>
ADDRESS <u>919 Sherwood</u>	ADDRESS <u>919 Sherwood</u>
<u>Lake Bluff, IL 60044</u>	<u>Lake Bluff, IL 60044</u>
OWNERSHIP PERCENTAGE <u>50</u> %	OWNERSHIP PERCENTAGE <u>50</u> %

NAME _____	NAME _____
ADDRESS _____	ADDRESS _____
_____	_____
OWNERSHIP PERCENTAGE _____ %	OWNERSHIP PERCENTAGE _____ %

NAME _____	NAME _____
ADDRESS _____	ADDRESS _____
_____	_____
OWNERSHIP PERCENTAGE _____ %	OWNERSHIP PERCENTAGE _____ %

NAME _____	NAME _____
ADDRESS _____	ADDRESS _____
_____	_____
OWNERSHIP PERCENTAGE _____ %	OWNERSHIP PERCENTAGE _____ %

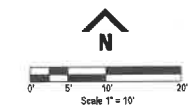
PLAT OF SURVEY
EXHIBIT " " TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR
KELMSCOTT PARK MIDRISE CONDOMINIUM



SECOND FLOOR

NOTES
 ALL UNITS ARE UNDER CONSTRUCTION.
 VERTICAL DIMENSIONS FOR THE FIRST FLOOR AND SECOND FLOOR ARE FROM CONCRETE SLAB TO BACK SIDE OF CONCRETE SLAB ABOVE.
 VERTICAL DIMENSIONS FOR THIRD FLOOR ARE FROM CONCRETE SLAB TO BOTTOM OF SUPPORT I-BEAM ABOVE.
 VERTICAL DIMENSIONS FOR THIRD FLOOR CATHEDRAL CEILING ARE FROM CONCRETE SLAB TO BOTTOM OF METAL FRAMING ABOVE.
 HORIZONTAL DIMENSIONS FOR ALL UNITS HAVE BEEN ADJUSTED TO THE PROPOSED FIRST LAYER OF 5/8" DRYWALL.
 MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND HAVE BEEN ADJUSTED BASED ON THE ABOVE CRITERIA.

- (765 ILCS 605/4.1) (from Ch. 30, par. 304.1)
 Sec. 4.1. Construction, interpretation, and validity of Condominium Instruments.
- (a) Except to the extent otherwise provided by the declaration or other condominium instruments:
 - (1) The terms defined in Section 2 of this Act shall be deemed to have the meaning specified therein unless the context otherwise requires.
 - (2) To the extent that perimeter and partition walls, floors or ceilings are designated as the boundaries of the units or of any specified units, all decorating, wall and floor coverings, paneling, molding, tile, wallpaper, paint, finished flooring and any other materials constituting any part of the finished surfaces thereof shall be deemed a part of such units, while all other portions of such walls, floors or ceilings and all portions of perimeter doors and all portions of windows in perimeter walls shall be deemed part of the common elements.
 - (3) If any chutes, flues, ducts, conduits, wires, bearing walls, bearing columns, or any other apparatus lies partially within and partially outside of the designated boundaries of a unit, any portions thereof serving only that unit shall be deemed a part of that unit, while any portions thereof serving more than one unit or any portion of the common elements shall be deemed a part of the common elements.
 - (4) Subject to the provisions of paragraph (3) of subsection (a), all space and other fixtures and improvements within the boundaries of a unit shall be deemed a part of that unit.
 - (5) Any shutters, awnings, window boxes, doorsteps, porches, balconies, patios, perimeter doors, windows in perimeter walls, and any other apparatus designed to serve a single unit shall be deemed a limited common element appertaining to that unit exclusively.



SHEET 4 OF 5
 Job # 70-886
 August 16, 2024

PRELIMINARY

BLECK

engineers | surveyors

Bleck Engineering Company, Inc.
 1375 North Western Avenue
 Lake Forest, Illinois 60045
 T 847.295.5200 F 847.295.7061
 www.bleckeng.com

ABBREVIATIONS
 m. or meas. = measured
 r. or rec. = record
 CB = chord bearing
 CL = chord length
 L = arc length
 N = North
 S = South
 E = East
 W = West
 S.F. = square feet
 L.C.E. = Limited Common Element
 UFC = unfinished ceiling elevation
 UFF = unfinished floor elevation

**Plan Commission Meeting – October 9, 2024
Agenda Item 4**

**275 Saunders Road
4 – Lot Subdivision**

Staff Report
Vicinity Map
Air Photo

*Materials Provided by the Petitioner
Application*

Proposed Subdivision

*Survey – Existing Conditions
Tentative Plat of Subdivision
Demolition/Tree Removal Plan
Preliminary Engineering - Grading
Preliminary Engineering – Utility Plan
Preliminary Landscape Plan
- Preliminary Planting List*

*Materials shown in italics are included in the Commission packet only.
A complete copy of the packet is available from the Community Development Department.*



STAFF REPORT AND RECOMMENDATION
Saunders Place Subdivision – Tentative Plat
Current Address – 275 Saunders Road

TO:	Chairman Dixon and Members of the Plan Commission
DATE:	October 10, 2024
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	Request for Approval of the Tentative Plat for the Saunders Place Subdivision – 4 Lots

OWNERS

GS Properties
4126 91st Avenue
Kenosha, WI 53144
Ghasem Sariri (100%)

PROPERTY LOCATION

275 Saunders Road
East side of Saunders Road, South
of Route 60, West of
Conway Farms Drive

ZONING

R-3 Single Family
Residential District

REPRESENTATIVES

Al Jeske, Engineering Technician, Nielsen, Madsen, and Barber
Mark Eberle, Engineer, Nielsen, Madsen, and Barber
Thomas Nordloh, Landscape Architect, Thomas Nordloh Associates
John Schiemann, Arborist, Clean Cut Tree Care

Summary of the Request

This is a request for tentative approval of a four lot subdivision, Saunders Place. The parcel proposed for subdivision totals five acres and is located on the east side of Saunders Road, west of Conway Farms Drive, south of Route 60 and east of the Illinois Tollway. (Note, this parcel is not the same Saunders Road parcel that the Commission has considered for subdivision over the past couple years.)

Background

Subdivisions are considered through a two phase process. As part of the tentative phase, preliminary engineering plans are reviewed by the City Engineer and the tentative plat of subdivision is reviewed to verify compliance with the applicable zoning and subdivision requirements. Once the preliminary reviews are completed and the plans are found to be generally in compliance, the tentative plat of subdivision is presented to the Plan Commission for consideration at a public hearing. The plat is then presented to the City Council along with the Commission's recommendation. If tentative plat approval is granted, that is an indication to the petitioner that the proposed subdivision, subject to further detailing and the satisfaction of any conditions to tentative approval being satisfied, is generally acceptable to the City. All required plans and documents are then further detailed and finalized by the petitioner and the final plat is presented to the Plan Commission for an additional public hearing and following that, to the City Council for final action prior to recording the plat. The plat of subdivision must be recorded prior to proceeding with any

site work or infrastructure. Once the plat is recorded and all required improvements are completed, the individual lots are available for development and sale.

Description of the Property and Surrounding Area

The Saunders Road area, including the property that is the subject of this petition, was annexed to the City of Lake Forest in phases between 1998 and 2004. Concurrent with annexation of the area to the City, the R-3 Zoning District was applied. This area is not covered by the Historic Residential and Open Space Preservation Overlay District.

The driving force behind the annexation of this area to the City in the late 1990's and early 2000's was a desire on the part of the property owners at that time to connect to City water and sanitary sewer. The well water in the area was poor quality. Today, both water and sewer mains are in place in Saunders Road and are available to existing and new development in the area. The water and sewer mains were installed by the City after the property owners in the area voted in support of establishing a Special Service Area (SSA) which allowed the cost of the new infrastructure to be spread over a 20 year period. The assessments for the SSA on each individual property have been paid in full.

There are 16 properties in this area most of which are approximately five acres in size. The area is characterized by single family homes on fairly large lots and vacant lots. Since the water and sewer mains were installed, a couple property owners and developers have submitted preliminary plans for subdivision of parcels in this area but despite receiving approvals from the City, the developments have not proceeded.

The property now proposed for subdivision was previously developed with a single family home which was demolished by the property owner in 2017. The home was vacant for many years prior to the current owner acquiring the property and was in poor condition. The remnants of the driveway, the gate and fence are still on the property. The property as it stands today is a vacant, developable property.

Beyond the Saunders Road neighborhood, the Conway Farms residential subdivision is located to the east and south of the site. Access to the Saunders Road area is from Conway Farms Drive. Although Saunders Road appears to extend north to Route 60, beyond a guard rail, there is no public right-of-way in that area. The portion of what appears to be Saunders Road extending to the north was vacated many years ago and is privately owned property and is part of the parking lot and on site circulation for the 100 and 150 Saunders Road office buildings.

Proposed Subdivision

As noted above, a subdivision of four buildable lots is proposed. The buildable lots all comply with the minimum lot size in the R-3 District of 40,000 square feet and range in size from 40,001 to 40,189 square feet. The standard setback requirements of the R-3 District will apply, 40 foot setbacks from the front, with a possible exception noted below, 40 foot rear yards and 15 foot setbacks from all side yards.

The rear yard setback from the east property line of Lot 4, the property line shared with the retention pond outlot, is reflected on the tentative plat as 15 feet rather than 40 feet. The width of the adjacent Outlot is 102 feet which provides a significant setback from the homes in Conway

Farms to the east and as a result, the reduced rear yard setback on Lot 4 is reasonable. (The Zoning Code defines the rear property line as opposite the front property line.)

Technically, the north property line of Lot 4 is considered a side yard so a 15 foot setback could be applied however, given the long narrow configuration of the lot, the principal structure, the residence, is not likely to be located in that area so the distinction may be moot. The setback for accessory structures such as pool houses, detached garages, and sheds in the R-3 District is 10 feet from the rear property line and 15 feet from the side property lines.

In addition to the four buildable lots, two Outlots are proposed. Both Outlots will be owned and managed by the Homeowners' Association for the subdivision.

- Outlot 1 is the private road and cul-de-sac. Private roads are permitted to serve up to four buildable lots. The name of the road as noted on the tentative plat will need to be reconsidered to avoid confusion with the existing road in this area, Saunders Road. Distinct street names are required by the City in new subdivisions to minimize confusion and to expedite public safety response.
- Outlot 2 is located along the east property line extending the full width of the property and will serve as a retention pond for the subdivision. The pond will accept stormwater through the stormwater easement located along the south edge of Lot 4. The pond is intended to hold water and will not be a dry bottom detention area. The pond edges are proposed to be planted to provide an amenity to the subdivision.

Staff Analysis

A summary of key aspects of the proposed subdivision is provided below. The tentative plat of subdivision and preliminary engineering plan are included in the Commission's packet.

Compliance with the R-3 Zoning District

The R-3 Zoning District permits single family residential lots with a minimum size of 40,000 square feet, slightly less than an acre which is 43,560 square feet. This District requires a minimum lot width of 125 feet for rectangular lots. Lots on a cul-de-sac must have a minimum lot width at the street of at least 50 percent of the required minimum. For lots with less than the required lot frontage minimum an additional front yard setback is required, an additional one foot setback for each five foot or less from the required minimum. Lot 3 may be affected by this requirement. A specific lot frontage dimension will be required as the final plat is developed, and the front yard setback adjusted if necessary. Or it may be reasonable in this case to consider allowing the setback of the home on Lot 3 to align with the other homes along the private road. Staff will provide a recommendation on this point after receiving the frontage dimension for Lot 3. As noted above, all other applicable setbacks are met, or can be met on the final plat.

Per the Code, the ratio of lot width, measured at the front setback line, to lot depth, is not permitted to be more than 1:2. The purpose of this provision is to avoid unnecessarily narrow, elongated lots. Lots 3 and 4 as proposed may exceed this ratio; however, the lot configuration is the result of the cul-de-sac which always results in a narrowed street frontage. Lot 3 allows a sufficient and a regular shaped buildable area. Lot 4 presents some limitations for the building footprint; however, the buildable area appears sufficient to accommodate a home.

The Code requires a minimum buildable area of 15,960 square feet for lots in the R-3 district. All lots appear to satisfy this requirement. Again, compliance will need to be demonstrated as this petition moves into the final detailing and development phase. Finally, the Code requires lot lines to be “generally straight and not irregular”. The Code does not prohibit diagonal lot lines.

An alternative to the proposed subdivision layout would be to have multiple lots in depth all taking access from a single elongated driveway. A layout of that type is not desirable from an access perspective. The private road with an adequately sized cul-de-sac is a superior development layout.

Lot Size

As noted above, each of the four lots slightly exceeds the minimum lot size of 40,000 square feet.

New Construction

The lots as proposed will accommodate homes of about 5,000 square feet, plus an additional 800 square foot allowance for a garage. The lot sizes will provide ample space for outdoor amenities, patios, pools, gardens and trees.

Stormwater Drainage

Water on this site drains to the east, toward the retention pond. As noted above, a pond is proposed rather than a dry detention area. A well maintained pond, planted with natural vegetation, is more attractive than a dry bottom detention area. The City’s standard practice is to require a detention pond, rather than a dry detention area, because at times, a dry detention area can appear swampy or muddy if it is not planted with proper vegetation.

As noted above, the property owners within the development will be responsible for maintaining the Outlot on which the retention pond is located. Declarations of Covenants will be established and recorded with the subdivision and a Homeowners’ Association must be established to provide a mechanism for carrying out the responsibilities related to the Outlot.

Wetlands

There is no indication of any wetlands on the site.

Availability of Utilities and Public Streets

Public streets and public utilities; water and sanitary sewers, are available to provide service to the four new houses in this subdivision.

As noted above, this property was previously developed with a single family home. A total of four new homes are proposed by this subdivision. The addition of four single family homes to this neighborhood, one of which will replace the home previously located on this site, will not generate traffic beyond that which can be accommodated by the adjacent public streets.

City water and sanitary sewer will be provided to the new homes in the subdivision. A public utility easement is reflected on the preliminary plans. The final configuration of the easement will be subject to review and approval by the City Engineer.

All stormsewer infrastructure, including the pond will be private and, as noted above, will be the responsibility of the Homeowners’ Association.

Preservation of the Streetscape and Significant Trees

Preparation of a detailed tree survey is underway. Based on the grading plan submitted, it appears that most of the trees and vegetation on the site are proposed for removal. From the plan, it appears that trees along the west property line and a portion of the north property line will be protected and preserved. Once a detailed tree survey is received, the City's Certified Arborist will review the survey to identify any healthy trees of significant species. City staff will discuss with the developer opportunities to preserve significant trees and as appropriate, replacement inches and tree species will be required as part of the subdivision improvements. More detailed information on tree removal, the species, size and condition of trees proposed for removal and a revised landscape and tree planting plan will be required as part of the submittal for review and action on the final plat of subdivision.

Sidewalks

Sidewalks do not appear to be reflected on the preliminary plans. The City does not require sidewalks along private roads however, as ownership changes, the City often receives requests for sidewalks from residents. The petitioner is encouraged to consider adding a sidewalk to one side of the private road. The sidewalk would be the responsibility of the Homeowners' Association.

Gated Subdivisions

The City Code does not permit gated subdivisions. A gate at the entrance to the private road is reflected on the preliminary plans. Gates are permitted at driveway entrances to individual properties.

Public Notice

Public notice of this hearing was published in a newspaper of local circulation and was mailed by the City to residents and property owners in the surrounding area. The agenda for this meeting was posted at four public locations and on the City's website. No response to the public notice was received by staff as of the date of this writing.

Staff Recommendation

Recommend approval of the tentative plat for the Saunders Place Subdivision subject to the following conditions of approval.

Prior to Plan Commission consideration of the final plat of subdivision the following conditions shall be met to the satisfaction of the City Engineer, City's Certified Arborist and the Director of Community Development.

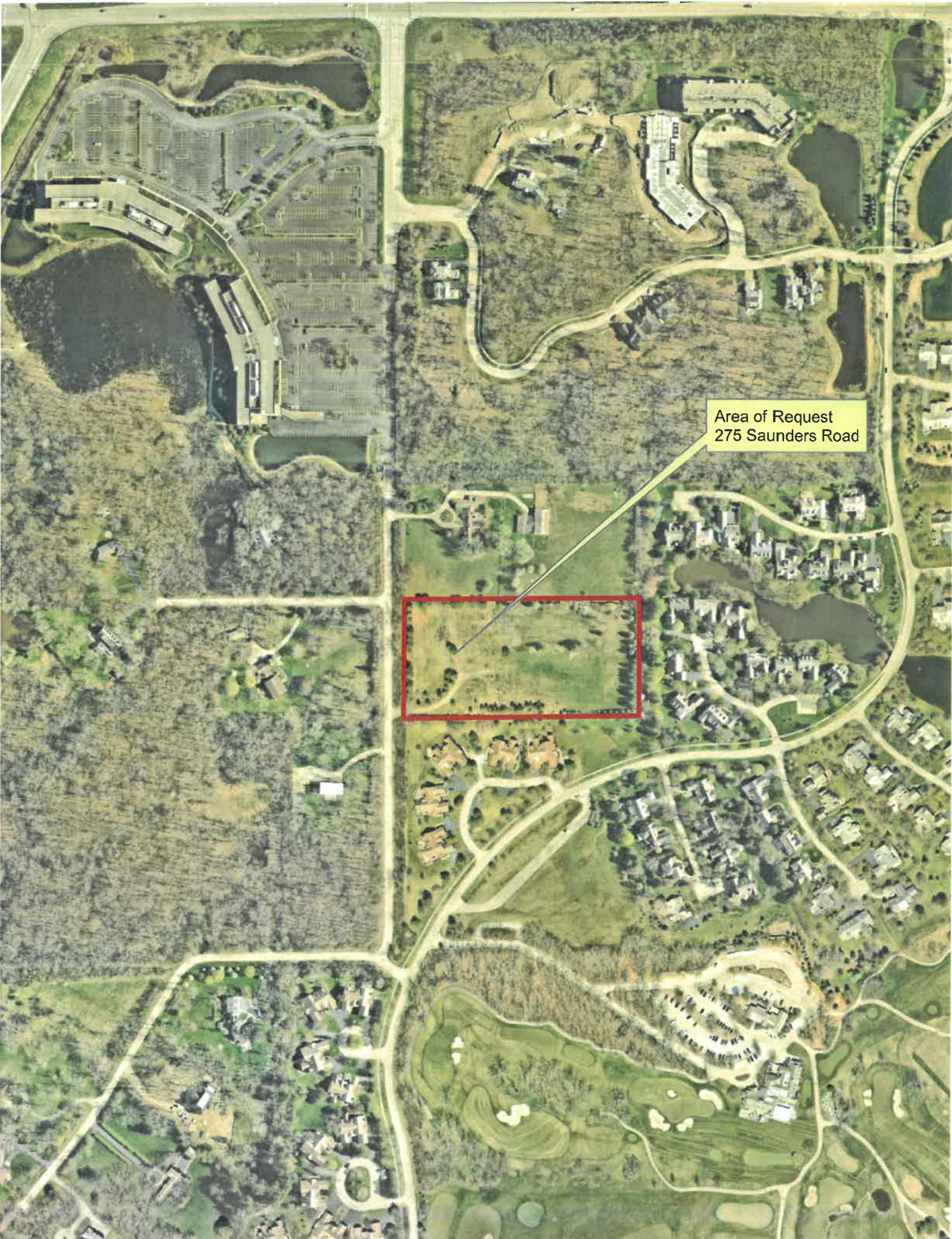
1. A final plat of subdivision shall be prepared and submitted to the City with all of the information required by the City Code and the Lake County Recorder's Office. The plat shall reflect, but shall not be limited to the following:
 - a. The square footage of the buildable areas on each lot in addition to the overall lot size.
 - b. A note shall be included on the plat stating that the Homeowners' Association is responsible for all ongoing maintenance of the Outlots including maintenance of the detention pond, all components of the on site stormwater management system such as swales and pipes, and the private road and cul-de-sac.
 - c. A note shall be included on the plat stating that all of the new homes shall be equipped with residential sprinkler systems for fire protection as required by Code.
 - d. A note shall be included on the plat stating that no future subdivision of Outlot 2 is permitted.

2. Final engineering plans which have been determined to be complete, accurate and in conformance with all applicable regulations and standards by the City Engineer, and any other documents deemed necessary by the City Engineer shall be on file, in final form, with the City.
 - a. Approvals from any outside agencies must be submitted if so directed by the City Engineer.
 - b. The engineering plans shall reflect the preservation of the existing topography to the extent possible with any grade changes kept to the minimum necessary to meet good engineering practices.
3. A detailed tree survey including the specifies, size, and condition of trees on the site, a tree removal that corresponds to the tree numbers on the tree survey, and a tree preservation plan for trees intended to be protected during construction shall be submitted for review and approval by the City's Certified Arborist. The plat shall include a total of tree inches proposed for removal and a pre, during and post construction plan for protection of the trees identified for preservation.
4. A final tree planting and landscape plan shall be submitted and will be subject to the review and approval of the City Arborist and shall reflect plantings proposed around the pond, along the streetscape, and around the perimeter of the site. Street trees shall be provided consistent with the requirements for street trees as part of development of a new subdivision. Landscaping of the individual lots will be considered at the time development of each lot is proposed.
5. A draft of the Declaration of Covenants shall be submitted and will be subject to review and approval by the Director of Community Development and if appropriate, the City Attorney.
6. All fees due prior to final plat consideration must be paid.



Area of Request
275 Saunders Road





Area of Request
275 Saunders Road



Area of Request
275 Saunders Road



THE CITY OF LAKE FOREST
APPLICATION FOR TENTATIVE PLAT APPROVAL

LOCATION OF PROPERTY 275 Saunders Road ZONING DISTRICT R3

ACREAGE OF PROPERTY 5

VACANT X DEVELOPED IF DEVELOPED # OF STRUCTURES

OF BUILDABLE LOTS PROPOSED 4

OF OUT LOTS PROPOSED 1

APPLICANT

Name Ghasem Sariri

Address 950 Larkspur Court

Lake Forest IL 60045

Phone

E-mail jetmechems@gmail.com

Relationship to Property Owner (Owner/Attorney/Representative/Contract Purchaser)

PROPERTY OWNER (if different from applicant)

Name

Address

Phone

E-mail

BENEFICIAL INTERESTS

Corporation (see exhibit A)
Partnership (see exhibit B)
Trust, land or other X (see exhibit C)

I have read the complete application packet and understand the Subdivision process and criteria. I understand that this matter will be scheduled for a public hearing when a determination has been made that this application packet is complete and accurate.

SIGNATURE

Handwritten signature and date 02/23/2024

Owner Date

Applicant Date

APPLICANT'S REPRESENTATIVES

ENGINEER Mark Eberle

FIRM Nielsen, Madsen, & Barber, SC

ADDRESS 1458 Horizon BLVD

Racine, WI 53406

PHONE 262-634-5588

WETLAND CONSULTANT N/A

FIRM _____

ADDRESS _____

PHONE _____

LAND PLANNER _____

FIRM _____

ADDRESS _____

PHONE _____

TRAFFIC CONSULTANT _____

FIRM _____

ADDRESS _____

PHONE _____

ATTORNEY _____

FIRM _____

ADDRESS _____

PHONE _____

LANDSCAPE ARCH. Thomas Nordloh

FIRM Thomas Nordloh Associates

ADDRESS 4111 Taft Road

Kenosha, WI 53142

PHONE 262-496-9191

ARBORIST John Schiemann

FIRM Clean Cut Tree Care

ADDRESS 31064 N. IL Route 83

Greys Lake, IL 60030

PHONE 847-265-0000

PRESERVATION CONSULTANT _____

FIRM _____

ADDRESS _____

PHONE _____

EXHIBIT "C"

TRUST OWNERSHIP

Please list the Trust number and name and address of the Trustee, as well as the names and addresses of all beneficiaries of the Trust, together with their respective interests in the Trust. The application shall be further verified by the applicant in his capacity as Trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the trust.

TRUST NUMBER D6623-901-2

TRUSTEE INFORMATION

NAME GS Properties

FIRM _____

ADDRESS 4126 91st Ave

Kenosha, WI 53144

PHONE 8477311000

BENEFICIARIES

NAME Ghasem Sariri

NAME _____

ADDRESS 950 Larkspur Court

ADDRESS _____

Lake Forest, IL 60045

TRUST INTEREST 100 %

TRUST INTEREST _____ %

NAME _____

NAME _____

ADDRESS _____

ADDRESS _____

TRUST INTEREST _____ %

TRUST INTEREST _____ %

NAME _____

NAME _____

ADDRESS _____

ADDRESS _____

TRUST INTEREST _____ %

TRUST INTEREST _____ %

SAUNDERS PLACE

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF LAKE FOREST, LAKE COUNTY, ILLINOIS.

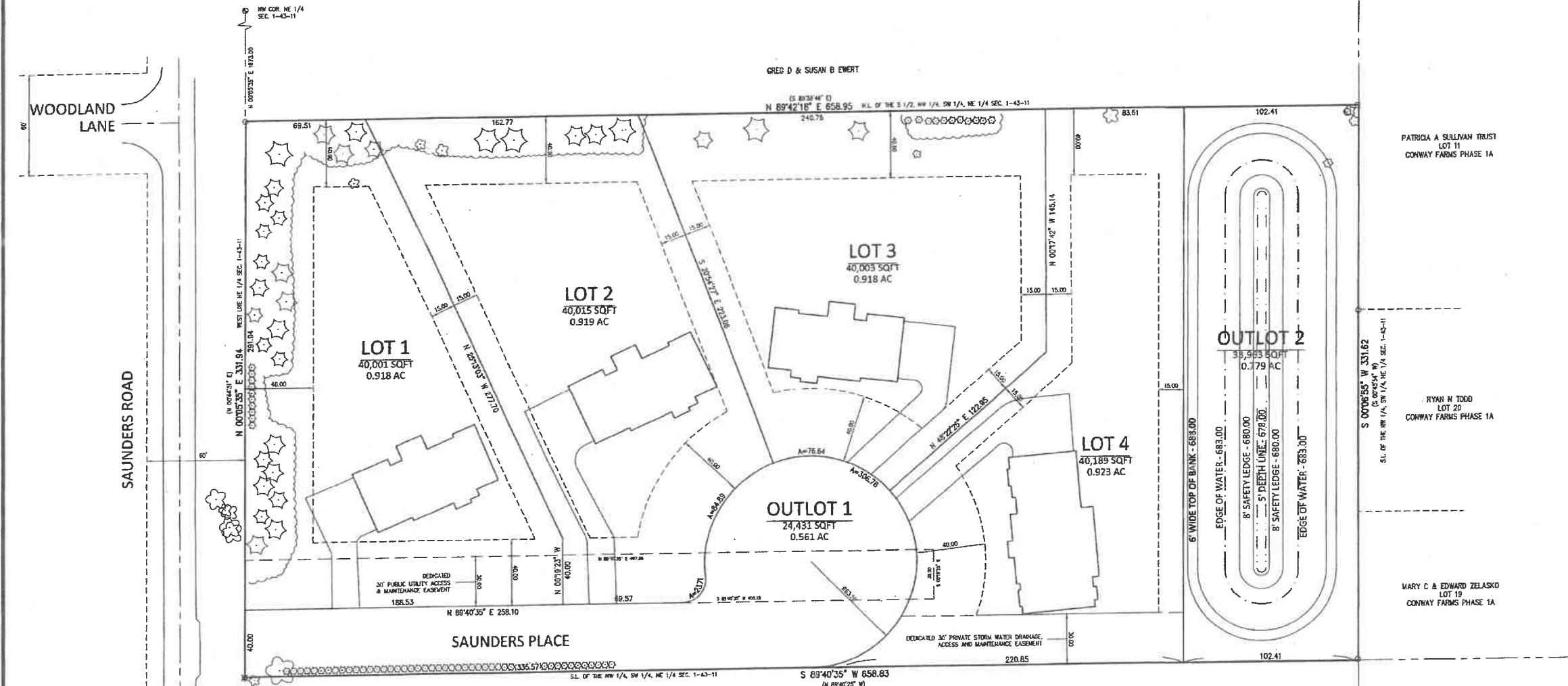


SCALE 1"=30'



Nielsen Madsen + Barber
 CIVIL ENGINEERS AND LAND SURVEYORS
 1458 Horizon Blvd. Suite 200, Racine, WI 53406
 Tele: (262)634-5588 Website: www.nmbssc.net

SAUNDERS PLACE
 TENTATIVE PLAT
 FOR
AMERICAN INDUSTRIAL HEAT TRANSFER
 CITY OF LAKE FOREST, LAKE COUNTY, ILLINOIS



LEGAL DESCRIPTION
 The South half of the Northwest quarter of the Southwest quarter of the Northeast quarter of Section 1, Township 43 North, Range 11 East of the Third Principal Meridian, in Lake County, Illinois. Containing 218,602 sq. ft. or 5.018 acres.



- LEGEND:**
- ✕ DENOTES A FOUND 7" SPIKE.
 - DENOTES A FOUND 1" IRON PIPE STAKE
 - DENOTES A FOUND 1/2" SQUARE ROD.
 - ☆ DENOTES A DECIDUOUS TREE
 - ⊙ DENOTES A CONIFEROUS TREE

NOTES:

BEARINGS BASE FOR THIS PLAT IS ILLINOIS COORDINATE SYSTEM, EAST ZONE, BASED UPON NAD 1983 / 2011. THE WEST LINE OF THE NE 1/4 OF SECTION 1-43-11 IS ASSUMED TO BEAR N 00°05'35" E.

ALL ELEVATIONS REFER TO NAVD 1988 (12).

ALL DISTANCES MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL ANGLES TURNED TO THE NEAREST SECOND AND COMPUTED TO THE NEAREST HALF SECOND.

EXISTING ZONING OF PARCELS: AG-1, RL-3.
 PROPOSED ZONING OF PARCELS: RL-1.
 SETBACKS: 40' FRONT YARD, 15' SIDE YARD, AND 40' REAR YARD

OWNER: AMERICAN INDUSTRIAL HEAT TRANSFER, GHASEM SABRI
 ADDRESS: 4222 91ST AVENUE, KENOSHA, WI 53144

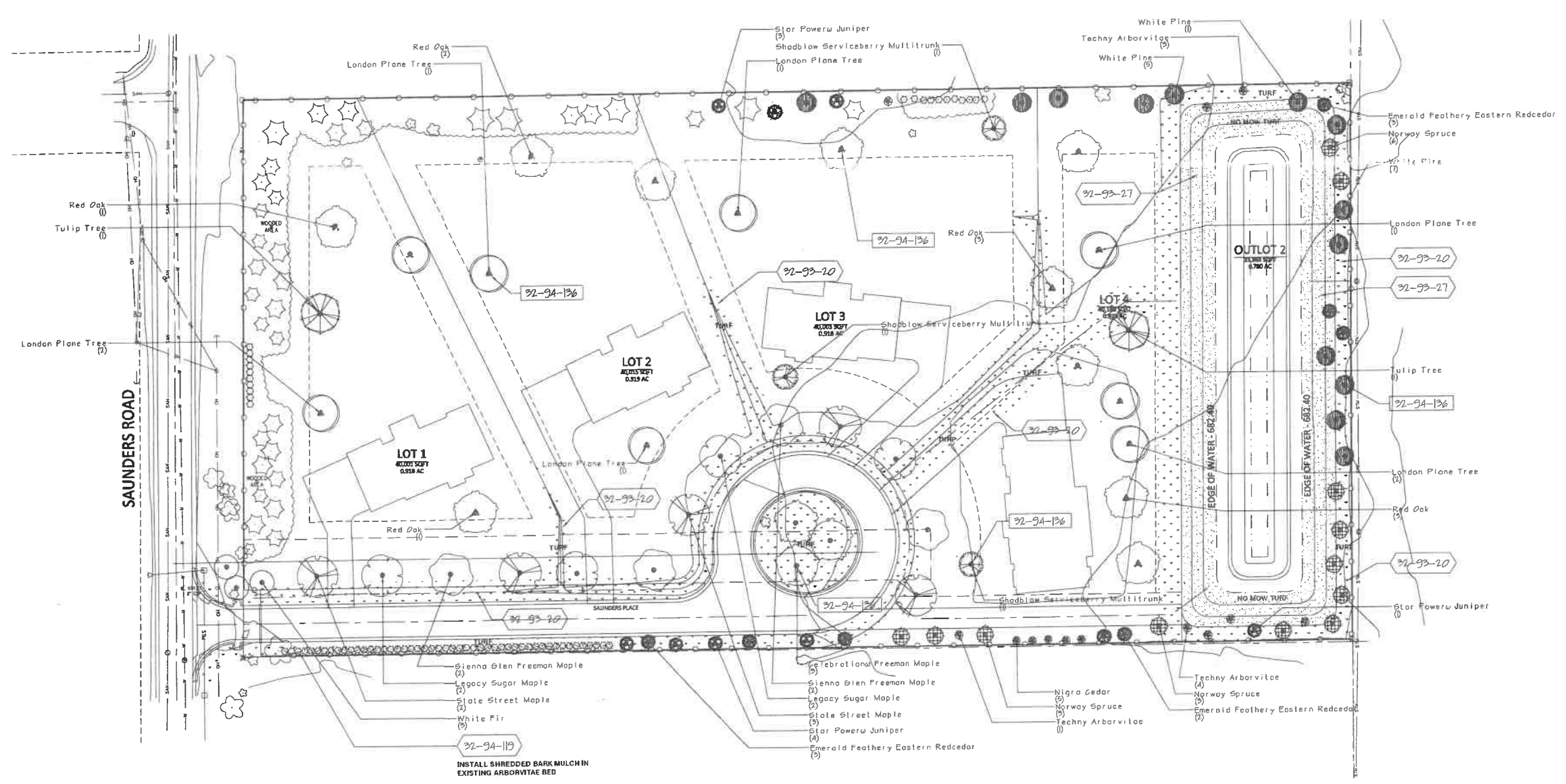
SURVEYOR: MARK R. MADSEN, PLS
 ADDRESS: NIELSEN, MADSEN & BARBER,
 1458 HORIZON BOULEVARD, SUITE 200, RACINE, WI 53406

LAND AREA: CONTAINING 218,602 SQ. FT. OR 5.018 ACRES.

NO.	REVISION	BY	DATE

PROJ. MGR: MDP
 DRAFTED: ALU
 DATE: 04-30-2024
 CHECKED: MDP
 DATE: 04-30-2024
2022.0263.01

Tuesday, April 30, 2024 11:25:18 AM



DIGGERS UNLIMITED
 Call (800) 242-8511
 www.DiggersUnlimited.com

THOMAS NORDLOH ASSOCIATES
 Landscape Architecture
 Project Management
 4111 Taft Rd, Kenosha WI 53142

Professional seal area for Thomas H. Nordloh, Landscape Architect, No. 021-0006294, State of Wisconsin.



No.	Revision/Issue	DATE
1	REVISED PER NAD	10-2-24
2		
3		
4		

SAUNDERS PLACE
 LANDSCAPE PLAN
 GHASEM SARIAL
 CITY OF LAKE FOREST, LAKE COUNTY, ILLINOIS

Thomas H. Nordloh
 Landscape Architect
 Reg. # 021-0006294

Project: 20240121
 Date: 2-1-24

Sheet



PLANT SCHEDULE TOTAL SITE LANDSCAPING

BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES				
Acer freemanii 'Sienna Glen'	Sienna Glen Freeman Maple	3" Cal	B&D	4
Acer miyabei 'State Street'	State Street Maple	3" Cal.	B&D	5
Acer saccharum 'Legacy'	Legacy Sugar Maple	3" Cal.	B&D	4
Acer x freemanii 'Celebration'	Celebration Freeman Maple	3" Cal	B&D	3
Amelanchier canadensis	Shadblov Serviceberry Multitrunk	8' Ht.	B&D	3
Liriodendron tulipifera	Tulip Tree	3" Cal.	B&D	2
Platanus x acerifolia	London Plane Tree	3" Cal	B&D	8
Quercus rubra	Red Oak	3" Cal	B&D	10
SUBTOTAL:				39
EVERGREEN TREES				
Abies concolor	White Fir	6' Ht.	B&D	3
Juniperus virginiana 'UN Select Blue'	Star Power Juniper	6' Ht.	B&D	8
Juniperus virginiana 'UN Select Green'	Emerald Feathery Eastern Redcedar	6' Ht.	B&D	8
Picea abies	Norway Spruce	6' Ht.	B&D	12
Pinus strobus	White Pine	6' Ht.	B&D	13
Thuja occidentalis 'Nigra'	Nigra Cedar	6' Ht.	B&D	5
Thuja occidentalis 'Techny'	Techny Arborvitae	6' Ht.	B&D	8
SUBTOTAL:				57

REFERENCE NOTES SCHEDULE

SYMBOL	Planting DESCRIPTION	QTY
32-93-20	REINDARS PREMIUM 60 TURF-SEED AND DN SHORT TERM EROSION BLANKET. INSTALL PER MANUFACTURERS GUIDELINES. STAPLES MUST BE FULLY INSTALLED IN THE GROUND. LONG TERM AND GREEN NETTED BLANKET AND BENT OVER STAPLES WILL NOT BE ACCEPTED	30,260 sf
32-93-27	NO-MOW FESCUE AND DN SHORT TERM EROSION BLANKET. INSTALL PER MANUFACTURERS GUIDELINES. STAPLES MUST BE FULLY INSTALLED IN THE GROUND. LONG TERM AND GREEN NETTED BLANKET AND BENT OVER STAPLES WILL NOT BE ACCEPTED	14,909 sf
Planting Accessories		
SYMBOL	DESCRIPTION	QTY
32-94-119	SHREDDED BARK MULCH, 3-4" DEPTH	1,773 sf
32-94-136	3" DIAMETER MULCH TREE RING	95

LANDSCAPE ARCHITECT HAS ADDED STREET TREES PER LAKE FOREST LANDSCAPE ORDINANCE.

LANDSCAPE ARCHITECT HAS ADDED STREET TREES PER LAKE FOREST LANDSCAPE ORDINANCE.

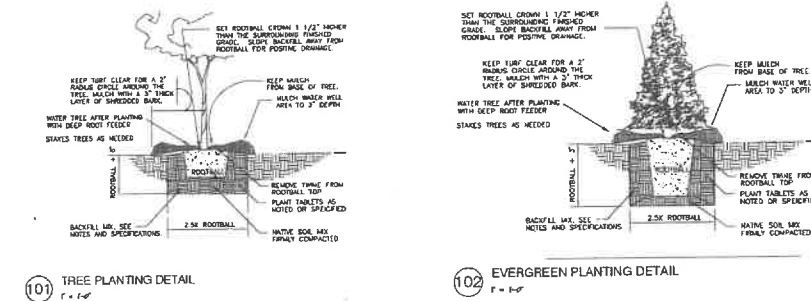
REVIEW CIVIL PLANS FOR RESTORATION AREAS.

PLANT TABLES HAVE BEEN PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR, VERIFY ALL PLANT AND SEEDING QUANTITIES AND CONTACT LANDSCAPE ARCHITECT IN CASE OF DISCREPANCIES.

STREET TREES ARE TO BE PLACED AT 40 O.C.

GENERAL LANDSCAPE NOTES;

1. Topsoil return to depth of 4" minimum is by excavating contractor. Berms (if applicable) are by others. Returned topsoil to have no rock larger than 1", construction debris and/or roots in the soil. Contact general contractor if soil is not acceptable for proper plant growth.
2. Always contact Diggers Hotline (800-242-8511) or JULIE 811 (or 1-800-892-0123) before proceeding with any work.
3. Landscape contractor is required to visit the site and review all civil plans related to the project. The civil plans take precedence over the landscape plans.
4. Plant material to be of the highest quality available and should not include # 2 grade trees, evergreens or shrubs. Landscape contractor is to verify plant quantities Labeled plants have precedence over the plant table. Verify quantity with a hand takeoff of the plan. Any substitutions of plant type, quantity or size must be approved by city forester.
5. 3' diameter tree rings shall be installed around all trees and evergreens in the turf areas.
6. Seeded lawn areas to have high quality Bluegrass seed blend for sunny areas, shade areas to have a Bluegrass and Fescue blend of seed. See civil plans for turf restoration. Apply a 10-10-10 starter fertilizer after turf has germinated. Follow manufactures direction on fertilizer application rates.
7. Erosion blanket shall be installed per plans. 90 day single net, double net or Turf Reinforcement Mats shall be installed per the required use. Follow manufactures stapling guidelines to ensure proper stabilization. Install erosion blanket for dormant seed applications (after November 1st) or mid-summer installations or where ever applicable to promote healthy turf establishment. Bent over staples will not be accepted and contractor will be required to remove bent over staples and reinstall properly.
8. Landscape contractor is responsible to maintain the site for a period of 45 days after substantial completion of project. This will include watering, mowing of turf areas as needed, weeding plant beds, maintaining a clean site and other activities to ensure proper growth of the landscape.
9. If an irrigation system is not installed a temporary irrigation system shall be set up for a period of 30 days to water lawn areas. Install timers that will enable the new turf areas to receive enough water to properly germinate seed. Owner to provide access to water from outside of building to facilitate proper watering. Seed areas may require additional time for proper establishment
10. Warranty of plants, trees, evergreens, shrubs shall be for a period of 18 months from date of substantial completion. Contractor to review Lake Forest warranty guidelines for tree/evergreen establishment.



LANDSCAPE SCHEDULES AND DETAILS

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

THOMAS NORDLOH ASSOCIATES
Landscape Architecture
Project Management
4111 Taft Rd, Kenosha WI 53142

SAUNDERS PLACE
LANDSCAPE PLAN

GHASEMI SARIAL
CITY OF LAKE FOREST, LAKE COUNTY, ILLINOIS

NO.	REVISION	DATE
1	REVISE PER NAD	2-24
2		
3		
4		

SAUNDERS PLACE
LANDSCAPE PLAN
GHASEMI SARIAL
CITY OF LAKE FOREST, LAKE COUNTY, ILLINOIS

Thomas H. Nordloh
Landscape Architect
Reg. # 051-000624

Project: 20240121
Date: 2-1-24

Sheet

**Plan Commission Meeting – October 9, 2024
Agenda Item 5**

Code Amendment – Wireless Overlay District

Staff Report
Vicinity Map – Proposed Location for Cell Tower
Air Photos



STAFF REPORT AND RECOMMENDATION

Code Amendment – Section 159.154 Personal Wireless Service Facilities Overlay District Consideration of an Additional Cell Tower Location – Waukegan and Everett Roads Area

TO:	Chairman Dixon and Members of the Plan Commission
DATE:	October 10, 2024
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	Request for Consideration of a Code Amendment

Summary of the Request

At the September 16, 2024, City Council meeting, the Council unanimously directed the Plan Commission to consider an amendment to the Code provisions relating to wireless facilities, cell towers and antennas.

The Council and City staff have been contacted repeatedly about poor or the complete lack of service for cell phones in the Waukegan and Everett Roads areas in particular. The Council expressed an interest in doing what the City is able to do proactively, to facilitate improvements in coverage and service quality.

Background

In 1997, the City adopted and incorporated a Wireless Overlay District, Sections 159.150 through 159.999 into the City's Zoning Code. The Overlay District was determined to be necessary by the City Council for the following reasons.

1. To direct the location of towers in The City.
2. To protect residential areas and land uses from potential adverse impacts of towers through proper engineering and siting of antennas and their support structures.
3. To minimize adverse visual impacts of towers through careful design, siting, landscape screening and innovation camouflaging techniques.
4. To accommodate the growing need for towers.
5. To promote and encourage shared use/co-location of existing and new towers as a primary option rather than construction of additional single use tower, and to reduce the number of such structures needed in the future.

The provisions of the Wireless Sections of the Code have been amended several times since the initial adoption in 1997 to add permitted locations for cell towers and antennas, modify the application requirements, and to streamline approvals for Distributed Antenna Systems (DAS). Several years ago, it was hoped that allowing telecommunications providers to broadly build out DAS systems, which are lower level antennas affixed to publicly owned light and utility poles, would eliminate or at least reduce the need for additional cell towers in the community, however.

in areas where coverage is severely lacking, a tower which can accommodate multiple service providers, remains the most effective way to improve service.

It is important to note that municipalities are required to allow telecommunications systems to be built out as a necessary part of infrastructure serving the public. The Federal Communications Commission (FCC) sets health and safety standards on radio frequency radiation (RFR) emissions and importantly, local governments **are preempted** from taking into consideration health impacts from wireless telecommunication (cellular) towers and other facilities. The City Attorney has advised that health issues should not be a consideration in either the Plan Commission or City Council's decision on the proposed amendment.

Overlay Districts

The City Code identifies seven overall districts within in which towers and antenna are permitted. Four of the overlay districts allow towers ranging in height from 110 feet to 160 feet. These areas include City owned right of way on both sides of Route 41, the Hospital Campus, Lake Forest Academy Campus, and Woodlands Academy Campus just south of South Park. The remaining three districts authorize antennas mounted to roof tops at various locations in the Central Business District and on the City's water tower on Route 60.

A map of existing cell tower and antenna locations is included in the Commission's packet.

Proposed Amendment

In response to numerous complaints from businesses and residents in the Waukegan and Everett Roads area and in the 4th Ward more broadly, and in response to keen interest and need expressed by telecommunications providers and tower building companies, the Council directed that the City consider a proactive approach to addressing the coverage issue. By amending the Code proactively, the City can facilitate the process of encouraging construction of a cell tower that will accommodate multiple service providers. To eliminate the need for multiple towers in the area, permitting a tower consistent with the 160 foot height limit permitted in District A in the Code is proposed.

The proposed amendment would require use of a newer technology which allows antenna cannisters to be located within a sleek flagpole tower. No external antenna arrays would be mounted to the tower. We have confirmed with providers that this approach is acceptable although the internal antennas require a tower of 145 feet to 150 feet to accommodate three and possibly even four providers. Full screening of ground equipment is also proposed as a requirement of the Code amendment.

Why this Location

- The City has been in communication with various telecommunication service providers and with tower building companies for several months. The service providers have expressed a need and interest in providing better coverage, higher quality wireless service and more capacity, in the area of Waukegan and Everett Roads.

- Various options have been explored with a priority given to the potential of locating antennas on existing structures in the area. The buildings in the area do not provide sufficient height to improve service. Without clear benefit of an installation, telecommunications providers are not willing to make an investment in the area and the community's needs will not be met.
- The proposed site is City owned giving the City leverage to assure an installation that best meets the interests of the community.
- The proposed site is adjacent to the railroad tracks not unlike other permitted tower locations on City owned right of way adjacent to transportation corridors.
- The site is near available electric and fiber connections which are necessary for the operation of the antenna within the tower.
- The site is across the railroad tracks from some of the tallest buildings in the Waukegan Road Business District which may, to some extent, distract from the tower itself.
- A flagpole type installation is visually less impactful because there are no external antenna arrays.
- The parking lot at the train station is underutilized publicly owned land.
- Although not contemplated at this time, the proposed location is sited to accommodate a future underpass or over pass at the railroad tracks if one is ever contemplated.
- The proposed location provide will provide the opportunity for effective coverage in an area where adequate service is lacking based on frequent complaints from residents, businesses, schools, and public safety personnel.

Public Notice

Public notice of this hearing was published in a newspaper of local circulation and was mailed by the City to residents and property owners in the surrounding area. The agenda for this meeting was posted at four public locations and on the City's website. As of the date of this writing, staff has received several calls and emails raising concerns about potential health impacts of a tower.

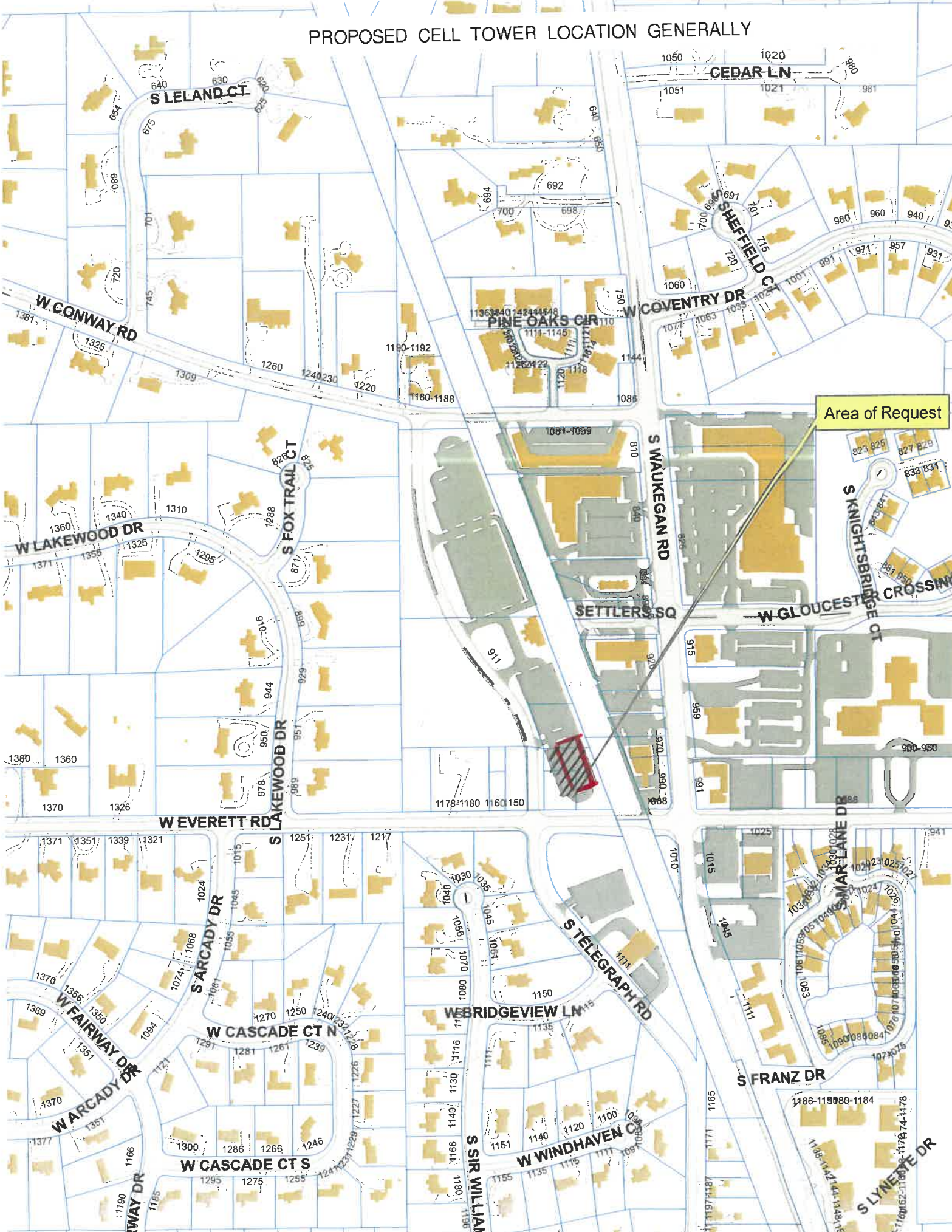
Staff Recommendation

Recommend approval of a Code amendment to the City Council to incorporate the southeastern portion of the City owned Telegraph Road Train Station parking lot into District A in Section 159.154 of the City Code for the purpose of improving the quality, coverage, and capacity of wireless service for residents, businesses, schools, and public safety providers in the vicinity of Waukegan and Everet Roads. Incorporate the conditions below into the recommendation.

1. The tower must be designed as a "flagpole" type tower with antenna cannisters concealed within the pole and without visible attached antenna arrays hung around the outside of the pole.
2. The tower must be located as close to the railroad tracks as possible, within the easternmost row of parking spaces in the lot.
3. Prior to the issuance of a permit to authorize construction of a tower at the location, evidence shall be provided to the City documenting commitments from at least two service providers to co-locate on the tower.
4. The tower must be constructed to accommodate at least three service providers.

5. The ground equipment at the base of the tower must also be located within the easternmost row of parking spaces in the lot and must be screened by a combination of brick walls, solid fencing, and a solid gate subject to review and approval by the City at its sole discretion.
6. A ground lease with terms deemed acceptable to the City Council shall be in place prior to the issuance of any permits.

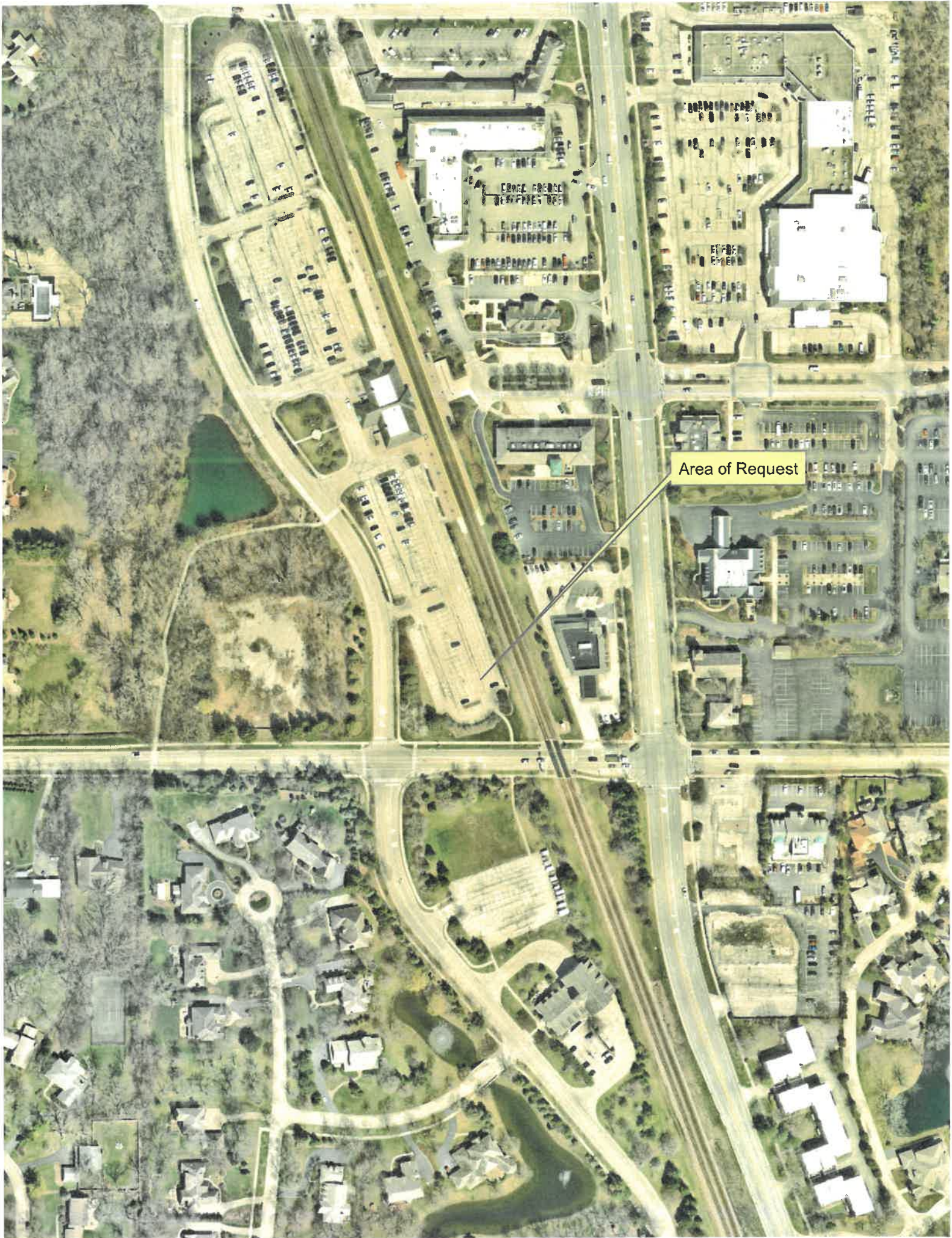
PROPOSED CELL TOWER LOCATION GENERALLY



Area of Request



Area of Request



Area of Request

Plan Commission Meeting Schedule 2025

Meeting Date
January 8
February 12
March 12
April 9
May 14
June 11
July 9
August 13
September 10
October 8
November 12
December 10