

Plan Commission Meeting – July 9, 2025
Agenda Item 3

Zone Change Requests
Various Properties Owned by Lake Forest Open Lands Association

Staff Report

Application
Summary of Properties Proposed for Rezoning
Residential to Open Area
Maps and Air Photos of Properties Proposed for Rezoning

Correspondence



Zone Change Request – Various Properties

TO:	Chairman Pasquesi and Members of the Plan Commission
DATE:	July 9, 2025
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	Zone Change Requests – from R-4 and R-5 Single Family Residential to OA Open Area

PROPERTY OWNER

Lake Forest Open Lands Association
350 N. Waukegan Road
Lake Forest, IL 60045

PROPERTY LOCATION

Various (detailed below)

CURRENT ZONING

R-4 and R-5 – Residential Single Family Districts

Description of the Request

This is a request for zone changes for various properties in the ownership of Lake Forest Open Lands Association (LFOLA). This request can be characterized as a “clean up” rezoning because the goal is to align the zoning with the long term use of the properties as preserved open space. Over time, LFOLA acquires properties for preservation purposes and periodically, the properties are rezoned to OA, the Open Area Zoning District, to remove them from the inventory of land zoned for residential development. The requested rezoning does not change the use of the properties since they are already in the ownership of LFOLA and designated for preservation as open space in perpetuity.

Lake Forest Open Lands Association has a long history of preserving and protecting open land throughout the City of Lake Forest and beyond for the benefit of current residents and future generations.

Open Area Zoning

As stated in the Zoning Code Section 159.090, the OA, Open Space Zoning District is intended for properties whose character has already been established as open in nature through private conservation easements, deeds, through covenants on a plat of subdivision, or through some other means. Properties zoned OA may include those owned by or managed by The City, Lake Forest Open Lands Association, Lake County Forest Preserves District, or outlots owned by Homeowners’ Associations. The OA district permits limited uses including parks and open space, conservation areas, wetlands, floodplains, woodlands, and accessory buildings incidental to the established open space use such as maintenance sheds or garages.

Properties Proposed for Rezoning from Residential to Open Area

The Lake Forest Open Lands Association properties proposed for rezoning are described below. Maps of the properties are included in the Commission’s packet.

Middlefork Farm Area

- Two parcels in the Middlefork Farm Subdivision, one on the south side of Middlefork Farm Drive and the other north of Elawa Park.
- A portion of a recently acquired parcel located to the northwest of the Middlefork Farm Subdivision and adjacent to property owned by Lake County Forest Preserves to the west. A five acre portion of the property, adjacent to a private road is excluded from the requested rezoning to preserve the opportunity for development with one single family residence.

West of Green Bay Road and north of Westminster

- The west portions of two properties previously owned by the Chandler family. These parcels are adjacent to properties owned by LFOA to the west.

North side of Westleigh Road, between Ridge Road and Wallace Road

- An approximately 17 acre property that was preserved through a conservation subdivision which clustered nine residential lots on the south portion of what was originally a 22 acre property, the Dickinson property. Today, the preserved and recently restored property is the Carruthers Nature Preserve. The property links to preserved open space to the south and west.

West of Ridge Road, at the end of Broadmoore Drive

- The portion of Lot 10 of the Whitehall Subdivision that is in the flood plain is proposed for rezoning to OA. The OA zoning will accurately reflect that development of the property is not appropriate.

The Plan Commission is charged with evaluating requests for zone changes based on the criteria in Section 159-044 of the City Code. The criteria are reviewed below.

▶ Consideration of the zoning classifications of the surrounding properties.

Properties in the surrounding areas are zoned for residential use as reflected in varying shades of yellow on the maps, primarily R-4, Single Family Residential with a minimum lot size of 60,000 square feet, approximately an acre and a half. The Middlefork Farm parcels are adjacent to properties zoned R-5, Single Family Residential with a minimum lot size of approximately three acres. All of the properties proposed for rezoning are also adjacent to other properties in the ownership of LFOA which are already zoned OA.

▶ Consideration of the existing uses of property within the general area of the property proposed for development.

No change in the use of any of the properties is proposed. The surrounding uses include low density residential development and adjacent preserved open space.

▶ Consideration of the suitability of the property proposed for development with the uses permitted in the requested zoning district.

The properties proposed for rezoning to OA, Open Area include environmentally sensitive areas, wetlands, woodlands, prairies, and flood plain. The properties also in some cases provide important connections with or expand upon existing preserved open space areas.

The Code states that the OA district is appropriately applied to properties owned or managed by Lake Forest

Open Lands Association. All of the properties in this request are owned by Lake Forest Open Lands Association.

▶ Consideration of the trend of development in the surrounding area.

The surrounding areas are subdivided and for the most part developed with low density residential development or are preserved as natural open space.

▶ Changing conditions make the application of the proposed OA zoning district reasonable.

All of the properties are now in the ownership of LFOA and will be preserved in perpetuity as natural open space.

Public Notice

Public notice of this public hearing was provided in accordance with Code requirements and standard practices. Public notice was published in a newspaper of local circulation. The City mailed notice to homes and property owners in the areas surrounding all of the properties proposed for rezoning. The agenda for this meeting was posted at four public locations and on the City's website. Correspondence received to date in response to the public notice is included in the Commission's packet.

Recommendation

Recommend approval of a zone changes for the properties as requested by LFOA from R-4 and R-5, Single Family Residential Districts, to OA, Open Area District.



THE CITY OF LAKE FOREST ZONE CHANGE APPLICATION

APPLICANT

Name Ryan London/Lake Forest Open Lands Association_____

Address 350 North Waukegan Road, LF, IL_____

Phone __ 847-234-3880 _____

E-mail __rlondon@lfola.org_____

Relationship to Property: President & CEO_____
(Owner/Attorney/Representative/Contract Purchaser)

PROPERTY OWNER (if different from applicant)

Name Lake Forest Open Lands Association_____

Address 350 N. Waukegan Road, LF, IL_____

Phone __ 847-234-3880 _____

E-mail __rlondon@lfola.org_____

BENEFICIAL INTERESTS

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

Address of Property 1310 N Waukegan Road, 0 Lewa Lane, 0 Acorn Trail, 0 N. Green Bay Rd, 0 N. Green Bay Rd, 800 W. Westleigh, 755 S. Broadsmore. Nine separate tax parcels are listed in the attached schedule. _____

Existing Zoning multiple _____ Requested Zoning __OA____

Developed _____ or Vacant Land _____

Brief description of proposed development: __Land owned by LFOLA to be forever kept in its natural state for the benefit of the public. These parcels were acquired by LFOLA between 1996 and 2024 and have yet to be zoned OA. _____

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

cp=Ryan London, c=Lake Forest Open Lands, ou=President & CEO, email=rlondon@lfola.org, c=US
2025-01-23 10:09:33 -0500

Owner

Date

Proposed Zone Change to OA for remaining LFOLA properties

1. Middlefork Parcels

- a. 1230302018 - Middlefork Farm Subdivision Outot C
- b. 1230302009 - Middlefork Farm Subdivision Outot B
- c. 1230302008 - Middlefork Farm Subdivision Part of Outlot B
- d. 1230301007 - Middlefork Farm Subdivision Outot J

2. Hawk Meadow (formerly Bark)

- a. 1230102007 – exception is 5 acres around house area

3. Derwen Mawr Chandler addition (2021)

- a. 1229403064

4. Derwen Mawr Chandler addition (2008)

- a. 1229403058

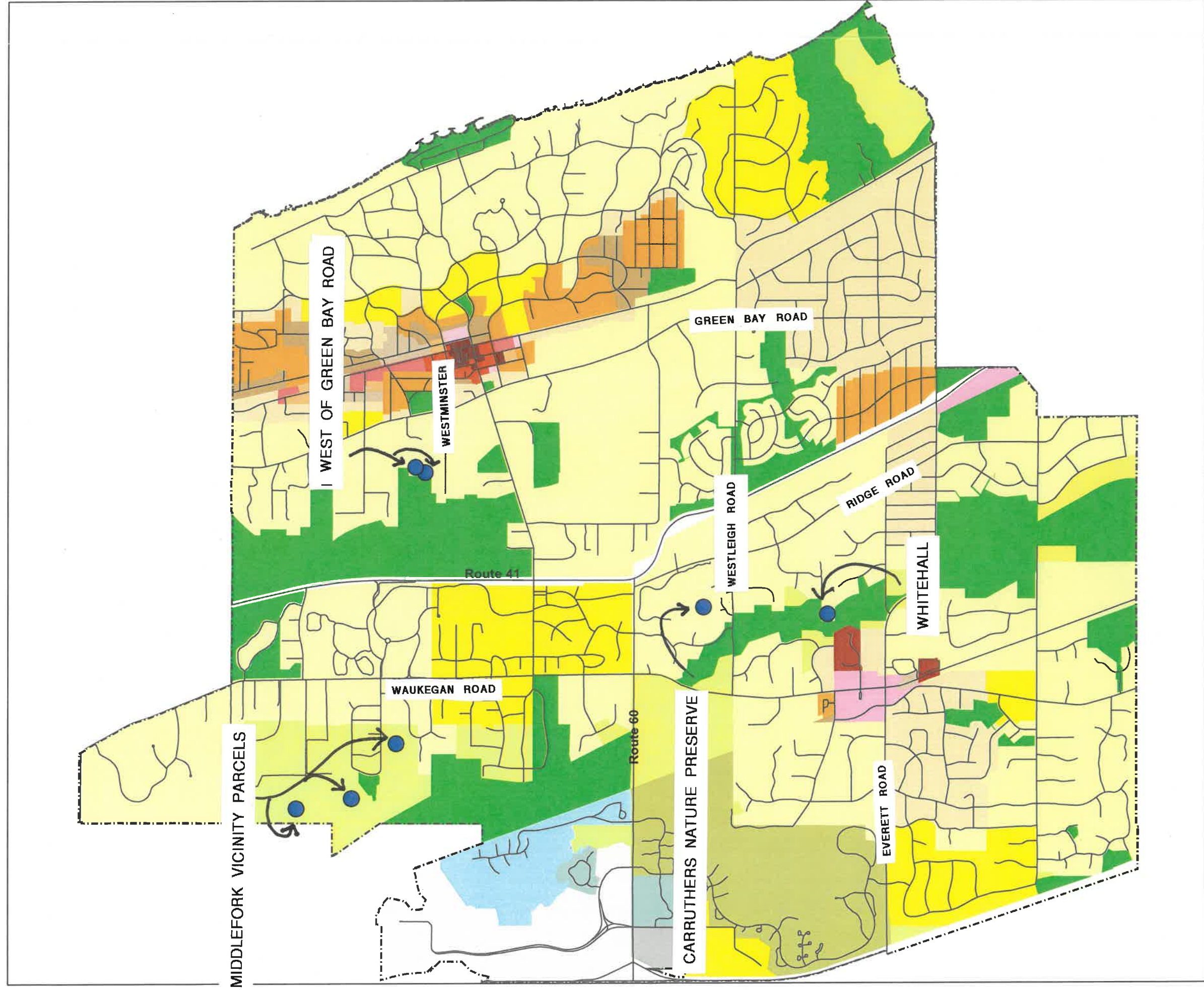
5. Carruthers Nature Preserve

- a. 1605106003 - Lot 10 at the Preserve at Westleigh (800 W. Westleigh Rd.)

6. Lot 10 Whitehall (LFOLA portion)

- a. 1605301094 – (755 S BROADSMOORE DR)

City of Lake Forest Zoning Map

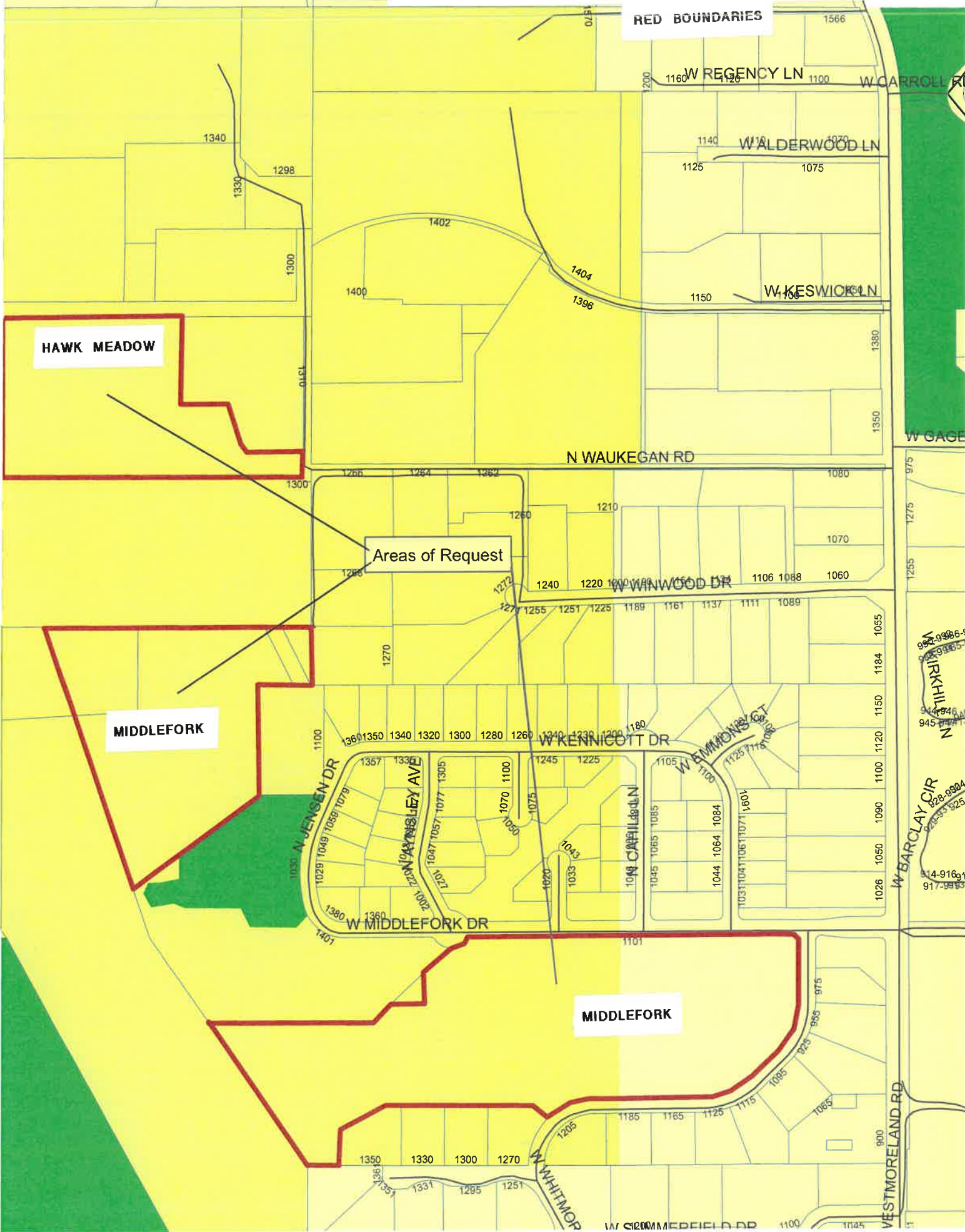


Parcels Proposed for Zone Change ●

OWNER - LAKE FOREST OPEN LAND ASSOCIATION

MIDDLEFORK VICINITY PARCELS

RED BOUNDARIES



WEST OF GREEN BAY ROAD - DERWEN MAWR

RED BOUNDARY

GREEN BAY ROAD

N HAWKWEED LN

W LAUREL AVE

Area of Request



WESTMINSTER

N GREEN BAY R

CARRUTHERS NATURE PRESERVE

RED BOUNDARY



Area of Request

WESTLEIGH ROAD

RIDGE ROAD

S SWIFT FOLKERS

W REILLY LN

S SPRINGWOOD CIR

W JACQUELYN LN

HOLDEN CT

SWALLACE RD

W ORCHARD CIR

S RT 41

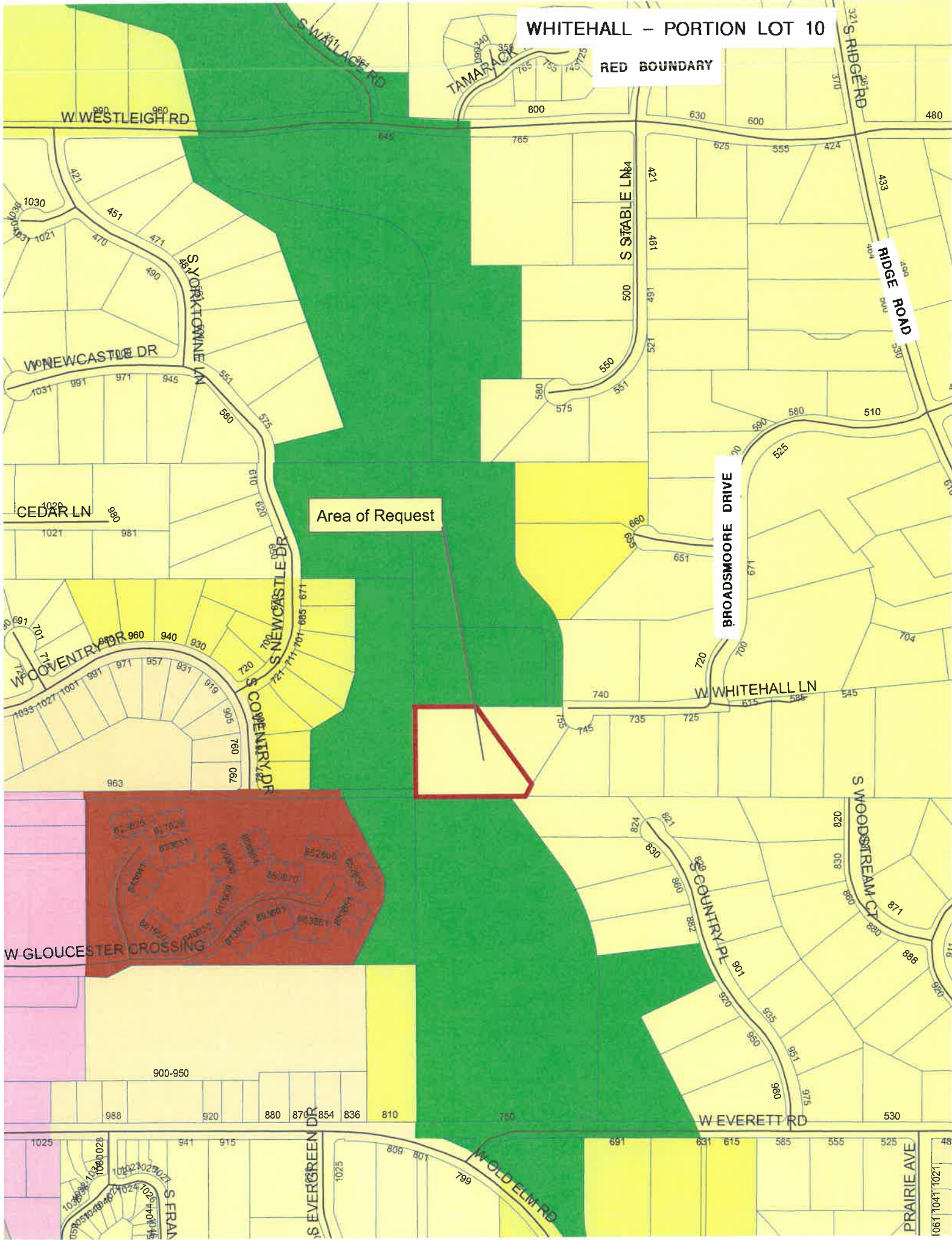
S STABLE LN

S NEWCAST

WHITEHALL - PORTION LOT 10

RED BOUNDARY

Area of Request



WHITEHALL - PORTION LOT 10

RED BOUNDARY

Area of Request

