



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	April 25, 2022
FROM:	Catherine J. Czerniak, Director of Community Development
SUBJECT:	Woodlands Academy of the Sacred Heart – Amendment to Special Use Permit

### **Property Owner**

Woodlands Academy of the Sacred Heart  
760 E. Westleigh Road  
Lake Forest, IL 60040

### **Property Location**

North of Westleigh Road,  
East of Western Avenue,  
South of Highview Terrace

### **Zoning District**

R-4 – Single Family Residential

### **Representatives**

Lynda Mooney, Chairman, Woodlands Academy Board  
Kathryn Talty, Landscape Architect, Landscape Architecture, Inc.  
Mike Bleck, P.E., Bleck Engineering  
Robert O'Donnell, Attorney, O'Donnell Callaghan LLC

### **Summary of this Request**

This is a request for an amendment to the Woodlands Academy Special Use Permit to allow modifications to the northeast portion of Campus including relocation and reconstruction of two existing tennis courts, the addition of three tennis courts, formalization and paving of parking areas and the driveway, and the addition of a vehicle turnaround. Stormwater management improvements are planned as part of this work to address ongoing flooding in the gymnasium. Existing exterior lights on the north facing portion of the school building are planned for replacement as part of this project. Replacement lights that utilize new technology and fixtures that direct light down, instead of out, are planned to address the light spillover on to the neighboring homes that exists today.

### **Staff Evaluation**

The following information is provided in response to questions, concerns and suggestions offered by the Board and members of the public at the last meeting. As a follow up to the last meeting, additional information was submitted by the petitioner and was provided to the Board and made available on the City's website.

#### **Parking and Driveway**

**Existing Conditions** - In air photos as early as 1974, a driveway extended along the north property line, north of the gymnasium, with a widened area at the terminus of the driveway presumably for parking and to facilitate vehicles turning around. Based on air photos, sometime between 1998 and 2002, the parking area was expanded to what appears to be similar to the current configuration. The Master Plan approved by the City in 2013 appears to reflect the configuration of the driveway and parking area as they exist today. Because the area is not striped and the movement, parking, standing of vehicles is not regulated, at times, the activity in this area can be somewhat chaotic. The area is not a dust free, paved hardscape surface and does not appear to properly manage stormwater runoff. Parking in this location, behind the gym, as noted above, is reflected on the current, approved Master Plan. Parking is permitted in this area.

Proposed Improvements – The proposed work will formalize, improve and define the driveway and parking spaces within the area where these activities already take place. The current Master Plan recognizes the use of this area for a driveway and parking area but does not establish specific setbacks, a permitted number of parking spaces or requirements for fencing and landscaping. The proposed plan appears to designate:

- About 14 parking spaces in the “L” shaped area behind the gymnasium.
- Three accessible parking spaces just west of the tennis courts along with two additional regular spaces.
- Three parking spaces in the triangular area off of the main driveway. Staff recommends that these three spaces be eliminated to minimize the potential for congestion and delays on the driveway that runs parallel to the property line, to reduce parking closest to the neighboring homes, and to provide space for landscaping generally consistent with Code requirements for landscaping parking lots.

### Alternatives

At the Board’s request, the petitioner provided additional information on the various alternative sites that were considered by Woodlands Academy for all or some of the tennis courts. In addition to the alternatives previously considered, since the last meeting, the petitioner also studied the possibility of locating the tennis courts further south, on the adjacent sports field and flipping the location of the tennis courts and the existing sports field. The petitioner’s evaluation is included in the Board’s packet.

As requested by the Board, cost estimates were also provided by the petitioner, both a cost estimate for the tennis courts as proposed and estimates of the incremental costs that would be incurred with the various alternatives. The economics of a specific project are not under the Board’s purview however, going beyond the project costs, the larger issue of preserving community institutions and supporting their viability, is an aspect that may, at the discretion of the Board, factor into the overall evaluation of this type of request.

### Stormwater

Addressing stormwater concerns on the Woodlands Campus is a key driver for this project. These improvements require work in the area of the existing parking lot and driveway. This work, including paving of the existing driveway and parking area, could be done without an amendment to the Special Use Permit and without the opportunity to establish parameters for setbacks, landscaping and use to improve upon the existing conditions.

It is reasonable to support Woodlands Academy’s goal of addressing stormwater problems and these improvements, present the opportunity for modest changes to the driveway and parking area and the addition of an efficient turnaround, a new fence and enhancement of the landscaping. All of these improvements will provide for a more controlled use of the space, improve upon the aesthetic appearance, and improve the buffer between the Woodlands Academy Campus and the adjacent single family homes.

### Use

The proposal before the Board does not involve a change of use. Additional tennis courts are proposed, increasing the number of courts from two to five. Currently, there is no limitation on how the two courts can be used. A condition is proposed limiting the use of the courts to tennis related activities and Woodlands Academy physical education classes.

Conditions are also proposed pertaining to the operation of the parking area and driveway and use by outside groups.

#### *Other Special Uses*

As discussed below, most of the community's academic institutions, churches and private clubs are located in residential zoning districts, close to neighboring homes. Many of these uses predated the requirement for a special use permit like Woodlands Academy and as a result, some adjacencies exist that may not be approved today if these uses were being established as new uses. When these institutions come forward with plans for modifying physical elements on their sites or proposed changes to how the property is used, there is an opportunity to review and sometimes improve upon existing conditions.

The plan that is now before the Board in many ways improves upon the existing conditions. There currently is not a significant buffer between Woodlands Academy and the adjacent residential properties, the areas proposed for improvements are portions of the campus that have not been the focus of discussions in the past. The areas proposed for improvements are dated and have evolved over time in a somewhat haphazard manner but the existing uses in this area, the tennis courts, parking and the driveway, are reflected on the current, approved Master Plan.

#### **Staff Recommendation and Findings**

Based on the information presented by the petitioner, written and in person testimony from members of the public, review of past approvals for Woodlands Academy, historic and existing conditions on the Woodlands Campus, consideration of the surrounding neighborhood and immediately adjacent properties, and based on a review of other special uses in the community, **staff recommends that the Zoning Board of Appeals forward a recommendation to the City in support of an amendment to the Woodlands' Academy Special Use Permit subject to conditions of approval as detailed immediately below.** Findings of fact supporting the staff recommendation are offered following the recommended conditions of approval.

#### *Recommended Conditions of Approval*

##### *Screening/ Buffer*

1. A solid fence, with no gaps between boards, at least six feet in height as measured from the adjacent grade to the top of the tallest post, shall be installed along the north property line extending from, at a minimum, a point west of the parking spaces located in the "L" shaped area, to the west edge of the westernmost tennis court. The final design and siting of the fence shall be subject to staff approval.
2. If the existing buckthorn is removed from the 25 foot buffer between the tennis courts and the north property line, the fence described above shall be extended the full length of the tennis courts recognizing that new plantings in this area will take time to mature. (Note: Installation of the fence does not negate the requirement for plantings as detailed below.)
3. Landscaping is required along the north property line, in addition to a fence as noted above. The landscape plan shall be subject to review and approval by staff and shall include a variety of species, including evergreens and shall provide for layered plantings of mid-level plantings (shrubs and bushes) and trees that over time will provide a dense landscape wall along the north property line.
4. The City shall conduct twice a year inspections of the landscape buffer for three years following the completion of the initial planting to 1) identify any plantings that are failing to thrive and 2) identify any gaps in plantings that should be infilled with additional plantings consistent with

good forestry practices. Woodlands Academy shall augment the plantings if so directed by the City no later than the next available plantings season. Note: It is acknowledged that the plantings will take time to grow in and that initially, some gaps in the plantings will be apparent recognizing that proper spacing of plant material is important to provide the opportunity for plantings to thrive.)

#### *Parking Lot*

5. The parking area, driveway and turnaround shall be paved and are not permitted to remain as gravel.
6. The three parking spaces in the triangular space along the driveway shall be eliminated and a landscape plan for the area shall be prepared and will be subject to review and approval by the City. Plantings in the triangle shall occur as part of the overall project.
7. The final parking lot plan shall clearly delineate the striping proposed and the number of spaces. The total number of spaces permitted in the “L” north of the gymnasium and adjacent to the tennis courts shall not exceed 22 and must the parking spaces must meet applicable parking lot standards.
8. The final parking lot plan must reflect signage informing users of the following regulations:
  - a. No idling is permitted on the driveway or in parking spaces.
  - b. Access to the “L” parking area and the turnaround is limited to Woodlands Academy personnel only after 9:30 p.m. (or similar language subject to City approval).
9. Small and medium size shuttle buses are permitted to drop off and pick up activity participants in the vehicle turnaround. When not actively dropping off or picking up participants, buses must stage/park in other areas of the campus and are not permitted to remain on the driveway or in the parking lot to the north of the gymnasium.

#### *Tennis Courts*

10. The use of the tennis courts shall be limited as follows:
  - a. Tennis related activities: practice, lessons and matches involving Woodlands Academy students are permitted. (Regional tennis tournaments are not permitted.)
  - b. Tennis related activities: practice, lessons and matches for seasonal youth campus are permitted.
  - c. Use for Woodlands Academy physical education classes is permitted.
  - d. Use of the courts is permitted only during natural light hours. No lights are permitted on the tennis courts.
  - e. Spectators are restricted to the south side of the courts. No seating or other activity is permitted within the 25 foot buffer between the tennis courts and the north property line.
  - f. No loud speakers may be installed on the courts.
11. No work may proceed until all required permits are obtained.

#### *Findings in Support of the Staff Recommendation*

1. The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

*The proposed project will improve upon the existing conditions. The tennis courts will be setback from the property line further than the existing courts, the parking area will be delineated with striped parking and the number of parking spaces will be limited. Vehicle circulation through the area will be more organized and efficient than what exists today. The buffer between the Campus and the neighboring homes on Highview Terrace will be formalized with a*

*combination of a solid fence and layered landscaping. Parameters for use of the area, which do not currently exist, will be established through the conditions of the Special Use Permit.*

*The light, noise and activity impacts that naturally result from the adjacency of non-residential uses and residential uses will be mitigated over current conditions as a result of the proposed plan.*

2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and will not substantially diminish and impair property values within the neighborhood.

*Through the current public hearing process, some adjacent residential property owners have stated that current conditions on the northeast portion of the Woodlands Academy Campus impact their use and enjoyment of their properties. Efforts are made in the plan presented by the Academy and through the recommended conditions of approval to mitigate existing impacts on the neighboring residents and avoid additional impacts.*

*Tennis courts are located throughout the community in parks, at private clubs and at schools and in several cases the courts are close to neighboring homes. The location of tennis courts on Woodlands Academy Campus, 25 feet from the property line, in combination with a vegetative buffer, is not inconsistent with conditions found elsewhere in the community. In the R-4 residential district, tennis courts must be a minimum distance of 20 feet from all property lines.*

*No evidence has been submitted documenting that the proposed modifications to the Woodlands Academy Campus will substantially diminish property values in the surrounding neighborhood. The petitioner has submitted an opinion to the contrary.*

*Woodlands Academy is an established use and the parking area, driveway and tennis courts that exist today are depicted on the most recent Master Plan which was approved through an amendment to the Special Use Permit in 2013.*

3. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district the special use will not negatively affect the overall character of the area.

*The surrounding area is developed. The proposed improvements and the approval of an amendment to the Special use Permit will not impede redevelopment or enhancement of the adjacent properties. In fact, the enhanced buffer along the edge of the Campus will enhance the privacy of the neighboring homes on Highview Terrace and will improve upon the impacts that are now experienced by some of the adjacent property owners.*

4. The exterior architectural appearance and functional plan of any proposed structure will not be incompatible with either the exterior architectural appearance or functional plan of structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district so as to cause a substantial depreciation in the property values within the neighborhood.

*The buildings will not be modified as part of this project except that exterior lighting on the north facing elevations of the school building will be updated to reduce light spillover and screen views of the source of the light.*

*The functional plan for the area north of the gymnasium will be cleaned up and organized from an aesthetic perspective and the buffer between the neighboring single family homes and the active areas of the Campus will be re-established*

*and enhanced. The landscape buffer and solid fence will provide an edge to the Campus compatible with treatments found in residential areas and will provide a more appropriate transition between the non-residential and residential uses than currently exists.*

5. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

*From a public infrastructure perspective, all of the necessary public roads, utilities and facilities are available. No change in use is proposed. On the campus, the proposed private improvements will address current stormwater issues and will create more efficiency and organization with respect to the parking, drop off/pick up and on site circulation activities.*

6. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

*The proposed improvements will not result in a change to traffic volumes on public streets or in adjacent neighborhoods. The proposed improvements will improve upon the existing parking and circulation on the Woodlands Academy Campus by delineating specific parking spots with striping, creating an efficient turn around and eliminating three point turns, and by creating a configuration and paved surface to allow vehicles to move through the area in an organized fashion.*

7. The special use shall conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council.

*Woodlands Academy will be required to abide by the conditions of the amended Special Use Permit and amended plans and the provisions of the R-4 zoning district except for those modified by the Special Use Permit and adopted Master Plan.*

*Portions of the following information is repeated from a previous staff report.*

### **Special Uses Generally**

Woodlands Academy, like other public and private institutions throughout the community, is located on residentially zoned property, it is authorized through a Special Use Permit which permits Woodlands, as a private educational institution, to operate at this site.

The City Code provides the opportunity for non-residential uses to locate and operate in residential districts only if approved as a Special Use. The presence of various non-residential uses in residential neighborhoods, many of which are valued community institutions, is part of the community's tradition and part of the character of Lake Forest. The various uses that operate under Special Use Permits in the community in addition to Woodlands Academy include, but are not limited to: Lake Forest College, churches, private clubs, Northwestern Lake Forest Hospital, Lake Forest Academy, Lake Forest Country Day School, Gorton Community Center and Elawa Farm. The integration of these various valued uses and institutions, adjacent to and often in the middle of, residential neighborhoods, can present challenges due to activity levels, traffic, parking, lights, noise and hours of operation. The Special Use Permit process requires public notice to surrounding property owners and residents and a public hearing and ultimately, a determination of whether the impacts of the non-residential use can be mitigated to preserve and protect the neighboring residences while at the same time, allowing the non-residential uses to be viable and to add value to

the community overall. The various interests have been successfully balanced in many of these situations to the overall benefit of the community.

### **Woodlands Academy of the Sacred Heart Overview and Timeline**

Woodlands Academy is located in the southeastern quadrant of the City. To the north, the Campus is bordered by the Northmoor small lot residential neighborhood and a wooded portion of South Park; to the east, the Campus is adjacent to a limited number of larger residential lots; to the south, the Campus is bordered by Westleigh Road as it approaches Sheridan Road with the Villa Turicum residential neighborhood across Westleigh Road; and to the west, the Campus is bordered by a bike path, the railroad tracks and beyond that, Western Avenue.

The Campus totals approximately 41 acres. Ravines extend through portions of the property generally in a southwest to northeast direction and in a northwest to southeast direction. The ravines present limitations in developing the property but add to the distinctive character of the Campus.

#### *Timeline*

- 1901 Approximately forty-one acres of property, what is today the Campus of Woodlands Academy, were purchased by the Religious of the Sacred Heart for the purpose of constructing a new home for the Academy of the Sacred Heart.
- 1904 Old Main, a building previously located on a portion of the site, was completed and the Academy of the Sacred Heart moved from Taylor Street in the City of Chicago to the “country”, Lake Forest.
- 1961 The Academy of the Sacred Heart moved out of Old Main and across the ravine to its newly constructed home as Woodlands Academy. The two campuses were separated into two parcels at that time (the parcel line is visible on some of the maps included on the Board’s packet) with Barat College and Woodlands Academy residing side by side. Barat Campus was located on the southwestern portion of the site on approximately 23 acres, and Woodlands Academy was located on the northeastern portion of the property on the remaining approximately 18 acres. At the time Woodlands Academy was established as a separate campus, the City Code did not include a requirement for a Special Use Permit.
- 1998 The City of Lake Forest approved a Special Use Permit 1) recognizing the existence of Woodlands Academy, a private academic institution, as a Special Use because the development of the Campus predated the establishment of the Special Use provisions in the Code (1972) and 2) authorizing the expansion of the pre-existing school in the form of an 8,700 square foot addition to the front of the building adding a front entrance, office space and conference rooms. (Plan attached.)
- Condition of Approval:* Future building additions, replacement of existing buildings or additions of uses to the Campus shall require amendments to this Special Use Permit or, if a Comprehensive Master Plan is developed, the Plan shall be submitted for review and approval to the Zoning Board of Appeals obviating the need to review future projects that are consistent with the Plan on an individual basis.
- 2008 The City of Lake Forest approved an update to the Woodlands Academy Special Use Permit approving a Master Plan to provide for expansion of the facilities in a manner that allows

Woodlands Academy to remain competitive with other schools. A science wing was added consistent with the plan. Note: this plan was never fully implemented. (Plan attached.)

2011 Woodlands Academy held a community meeting to announce that benefactors of the Academy had secured an option to purchase the entire 23-acre Barat Campus with the intent of “gifting” it, as a blank slate, to Woodlands Academy for educational purposes.

2012 The City of Lake Forest approved an amendment to the Woodlands Academy Special Use Permit incorporating the 23 acre Barat College parcel onto the Woodlands Academy Campus. No improvements were approved as part of this action. (Plan attached.)

*Conditions of Approval (in summary as relevant to this request)*

1. An updated Master Plan must be reviewed and approved by the City prior to any improvements or changes to the expanded Campus. Until a Plan is approved, the prior Special Use Permit approvals shall control.
2. Limited interim activities on the former Barat parcel are approved: use of the Cooney Library, use of open spaces on the Barat parcel as athletic fields with only temporary improvements.
3. Future Master Plan shall protect and maintain ravines and Cemetery, reconfigure driveway entrance, provide an updated vehicle and pedestrian circulation plan, and establish a relocation plan for wireless facilities currently located on the Old Main building.
4. The Barat parcel shall be used exclusively for purposes consistent with the educational mission of Woodlands and consistent with the terms of the Special Use Permit as it may be amended in the future.

2012 The City of Lake Forest approved an amendment to the Woodlands Academy Special Use Permit Phase 1 of a new Campus Master Plan approving a replacement location for wireless facilities formerly located on the Old Main building. (Plan attached.)

2013 The City of Lake Forest approved an amendment to the Woodlands Academy Special Use Permit approving Phase 2 of a new Campus Master Plan. This version of the Special Use Permit currently regulates the Campus. (Complete Ordinance attached.)

**KEY POINTS**

- Woodlands Academy is a longtime and valued community institution.
- The petition focuses on the appropriateness of the proposed expanded and upgraded facilities given the location close to neighboring homes.
- Woodlands Academy facilities were constructed in generally the footprint that exists today in the early 1960’s. No requirements for a Special Use Permit for private schools in a residential district or public review process existed at that time.
- Some of the homes in the surrounding area pre-date Woodlands Academy, others were constructed after the current Woodlands Academy Campus was constructed.
- Based on air photos available to staff, two tennis courts have existed in the current location at least since the early 1970’s and some parking appears near the tennis courts, behind the school building, for at least that long as well.
- The tennis courts and the parking area and proposed vehicle turn around are intended to be used primarily by Woodlands Academy students, parents, teachers and staff and the

students, parents and staff of the teams competing against Woodlands Academy. Limited outside groups use the gymnasium and summer youth camps are held on the Campus.

- Neither the current Special Use Permit, nor the earlier versions of the Special Use Permits authorize or prohibit use of the Campus by outside groups. Many institutions throughout the community, special uses, host summer youth camps and other youth activities on their campuses.
- Woodlands Academy has explored alternate locations for the proposed improvements and has provided the analysis of that study to the Board.
- Conditions of approval are recommended to establish some parameters for use of the area where the improvements are planned. No such parameters or conditions currently exist.
- Conditions are recommended requiring fencing and landscape enhancements to establish a formal buffer along the north property line. Today the property line is not landscaped in a conscious and cohesive manner.

### **Public Notice**

Public notice of this petition was provided in accordance with applicable requirements and standard practices. A legal notice was published in a newspaper of general circulation and notice of the public hearing was mailed by the petitioner and by the City to surrounding residents and to other interested parties prior to both meetings of the Board at which this petition was considered. No additional written correspondence we received since the last meeting as of the date of this writing. Any additional correspondence received in advance of the meeting will also be distributed to the members of the Board. All correspondence received will be retained as part of the permanent record for this petition.

**ADVANCE PACKET**

**Agenda Item 3**

*Continued Consideration*

**Woodlands Academy of the Sacred Heart  
760 E. Westleigh Road  
Amendment to Special Use Permit**

Additional Materials Submitted by the Petitioner  
*Since the last meeting*

Materials Previously Provided by Staff  
*Included in previous packet*

Materials Previously Provided by the Petitioner  
*Included in the previous packet*

## **Additional Material**

Submitted by Petitioner Since the Last Meeting

**Woodlands Academy**  
**Athletic Campus Improvements**  
**Response to Zoning Board of Appeals**  
April 18, 2022

On March 28, 2022, Woodlands Academy appeared before the City of Lake Forest Zoning Board of Appeals and requested an Amendment to a Special Use Permit for a project we hope to complete this summer. The proposed project was a modest but meaningful improvement to the Woodlands Academy campus. The scope of this project includes the replacement of two, outdated tennis courts with five new, un-lit, tennis courts and reconfiguration and paving of two existing gravel parking areas. This project will allow the school's athletic and physical education programs to remain vibrant while improving stormwater management, ADA accessibility on the site and the natural vegetative border along the north property line.

During the meeting, the Board requested we further investigate several aspects of our project to ensure the best possible outcome for the school, the adjacent neighbors to the north of campus and the Lake Forest Community at large. This response includes results of a deeper study of our site plan and landscape plan and additional supporting information including a substantial real estate impact analysis and facility use schedule.

Exhibits included in this response:

1. Engineer's Opinion of Probable Cost
2. Impact of Alternate Site Locations
3. Study of Alternate Drop-off location
4. Proposed Site Plan
5. Proposed Alternate Landscape Plan
6. Real Estate Impact Analysis
7. Anticipated Use Schedule
8. Proposed Conditions of this Amendment

Woodlands Academy deeply values its relationship with our neighbors and the City of Lake Forest. We look forward to a robust future of educating young women within this community.



WOODLANDS ACADEMY  
 TENNIS COURT - PROPOSED LOCATION  
 ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST  
 04.18.2022

BRUSHING AND CLEARING	1	LS	\$	2,000	\$	2,000
TREE REMOVAL	57	IN DIA	\$	45	\$	2,565
TREE PROTECTION FENCE	775	LF	\$	2	\$	1,550
EARTH EXCAVATION	2000	LS	\$	20	\$	40,000
TOPSOIL FURNISH & PLACE	2000	SY	\$	5	\$	10,000
SEEDING CLASS 1	2000	SY	\$	3	\$	6,000
EROSION CONTROL BLANKET	2000	SY	\$	2	\$	4,000
AGGREGATE BASE COURSE CA-6 10"	1468	TN	\$	35	\$	51,380
HOT MIX ASPHALT SURFACE COURSE 1.5"	292	TN	\$	115	\$	33,580
HOT MIX ASPHALT BINDER COURSE 1.5"	292	TN	\$	110	\$	32,120
P.C.C. SIDEWALK 5"	6100	SF	\$	6	\$	36,600
HOT MIX ASPHALT SURFACE REMOVAL	1366	SY	\$	2	\$	2,732
6" PVC C900 STORM SEWER	163	LF	\$	35	\$	5,705
6" PVC SDR 365 PERF PIPE STORM SEWER	265	LF	\$	35	\$	9,275
8" WATER MAIN	140	LF	\$	55	\$	7,700
FIRE HYDRANT	1	EA	\$	2,500	\$	2,500
RESILIENT WEDGE VALVE	1	EA	\$	1,000	\$	1,000
FIRE HYDRANT TO BE REMOVED	1	EA	\$	500	\$	500
8" WATER MAIN TO BE ABANDONED	1	LS	\$	1,000	\$	1,000
REMOVE EXISTING FENCE	1	LS	\$	2,500	\$	2,500
REMOVE EXISTING POST & NETTING	1	LS	\$	500	\$	500
10' CHAIN-LINK FENCE	720	LF	\$	20	\$	14,400
CHAIN-LINK FENCE GATES	4	EA	\$	750	\$	3,000
SOIL EROSION & SEDIMENT CONTROL	1	LS	\$	2,500	\$	2,500
TENNIS COURT POSTS & NETTING	5	LS	\$	2,500	\$	12,500
TENNIS COURT PAINTED SURFACE	30240	SF	\$	2	\$	60,480
LANDSCAPE	1	LS	\$	50,000	\$	<u>50,000</u>
					\$	<b>396,087</b>



Bleck Engineering Company, Inc  
 1375 N Western Ave Lake Forest, IL 60045  
 T 847.295.5200 W bleckeng.com

WOODLANDS ACADEMY  
 TENNIS COURT OPTION "A"  
 ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST  
 04.18.2022

EARTH EXCAVATION	6000	LS	\$	20	\$	120,000
TOPSOIL FURNISH & PLACE	2000	SY	\$	5	\$	10,000
SEEDING CLASS 1	2000	SY	\$	3	\$	6,000
EROSION CONTROL BLANKET	2000	SY	\$	2	\$	4,000
AGGREGATE BASE COURSE CA-6 10"	2013	TN	\$	35	\$	70,455
HOT MIX ASPHALT SURFACE COURSE 1.5"	292	TN	\$	115	\$	33,580
HOT MIX ASPHALT BINDER COURSE 1.5"	292	TN	\$	110	\$	32,120
P.C.C. SIDEWALK 5"	6100	SF	\$	6	\$	36,600
10' CHAIN-LINK FENCE	720	LF	\$	20	\$	14,400
CHAIN-LINK FENCE GATES	4	EA	\$	750	\$	3,000
SOIL EROSION & SEDIMENT CONTROL	1	LS	\$	2,500	\$	2,500
TENNIS COURT POSTS & NETTING	5	LS	\$	2,500	\$	12,500
TENNIS COURT PAINTED SURFACE	30240	SF	\$	2	\$	60,480
EARTH RETENTION SYSTEM	1848	SF	\$	150	\$	277,200
RE-ALIGN PATHS	1	LS	\$	20,000	\$	20,000
DRAINAGE ALLOWANCE	600	LF	\$	100	\$	60,000
DESIGN AND PERMITTING	1	LS	\$	50,000	\$	<u>50,000</u>
					\$	<b>812,835</b>

## WOODLANDS ACADEMY

## TENNIS COURT OPTION "B"

## ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

04.18.2022

EARTH EXCAVATION	5250	LS	\$	20	\$	105,000
TOPSOIL FURNISH & PLACE	2000	SY	\$	5	\$	10,000
SEEDING CLASS 1	2000	SY	\$	3	\$	6,000
EROSION CONTROL BLANKET	2000	SY	\$	2	\$	4,000
AGGREGATE BASE COURSE CA-6 10"	2013	TN	\$	35	\$	70,455
HOT MIX ASPHALT SURFACE COURSE 1.5"	292	TN	\$	115	\$	33,580
HOT MIX ASPHALT BINDER COURSE 1.5"	292	TN	\$	110	\$	32,120
P.C.C. SIDEWALK 5"	3050	SF	\$	6	\$	18,300
10' CHAIN-LINK FENCE	900	LF	\$	20	\$	18,000
CHAIN-LINK FENCE GATES	4	EA	\$	750	\$	3,000
SOIL EROSION & SEDIMENT CONTROL	1	LS	\$	2,500	\$	2,500
TENNIS COURT POSTS & NETTING	5	LS	\$	2,500	\$	12,500
TENNIS COURT PAINTED SURFACE	30240	SF	\$	2	\$	60,480
EARTH RETENTION SYSTEM	3395	SF	\$	150	\$	509,250
RE-ALIGN BITUMINOUS PATH	1	LS	\$	35,000	\$	35,000
DRAINAGE ALLOWANCE	350	LF	\$	35	\$	12,250
DESIGN AND PERMITTING	1	LS	\$	50,000	\$	50,000
					\$	<b>982,435</b>



Bleck Engineering Company, Inc  
 1375 N Western Ave Lake Forest, IL 60045  
 T 847.295.5200 W bleckeng.com

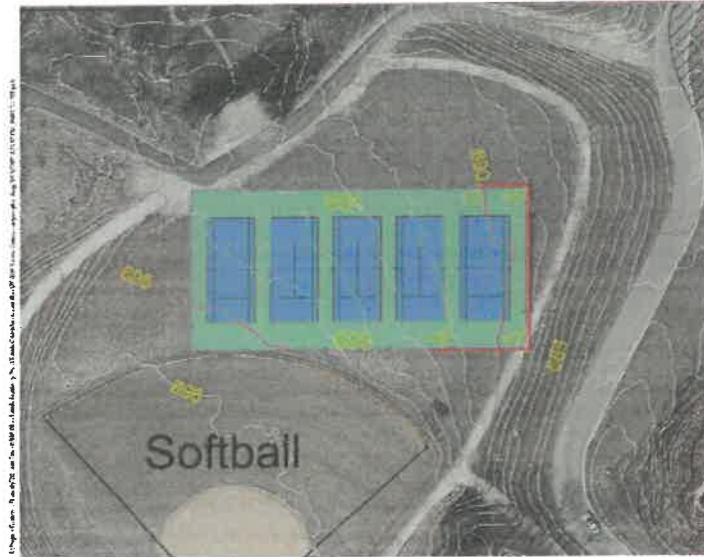
WOODLANDS ACADEMY  
 TENNIS COURT OPTION "C"  
 ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST  
 04.18.2022

EARTH EXCAVATION	5000	LS	\$	20	\$	100,000
TOPSOIL FURNISH & PLACE	2000	SY	\$	5	\$	10,000
SEEDING CLASS 1	2000	SY	\$	3	\$	6,000
EROSION CONTROL BLANKET	2000	SY	\$	2	\$	4,000
AGGREGATE BASE COURSE CA-6 10"	2013	TN	\$	35	\$	70,455
HOT MIX ASPHALT SURFACE COURSE 1.5"	292	TN	\$	115	\$	33,580
HOT MIX ASPHALT BINDER COURSE 1.5"	292	TN	\$	110	\$	32,120
P.C.C. SIDEWALK 5"	6100	SF	\$	6	\$	36,600
10' CHAIN-LINK FENCE	720	LF	\$	20	\$	14,400
CHAIN-LINK FENCE GATES	4	EA	\$	750	\$	3,000
SOIL EROSION & SEDIMENT CONTROL	1	LS	\$	2,500	\$	2,500
TENNIS COURT POSTS & NETTING	5	LS	\$	2,500	\$	12,500
TENNIS COURT PAINTED SURFACE	30240	SF	\$	2	\$	60,480
EARTH RETENTION SYSTEM	2560	SF	\$	150	\$	384,000
RE-ALIGN BITUMINOUS PATH	1	LS	\$	25,000	\$	25,000
DRAINAGE ALLOWANCE	650	LF	\$	100	\$	65,000
DESIGN AND PERMITTING	1	LS	\$	50,000	\$	50,000
					\$	<b>909,635</b>

## Impact of Alternate Site Locations

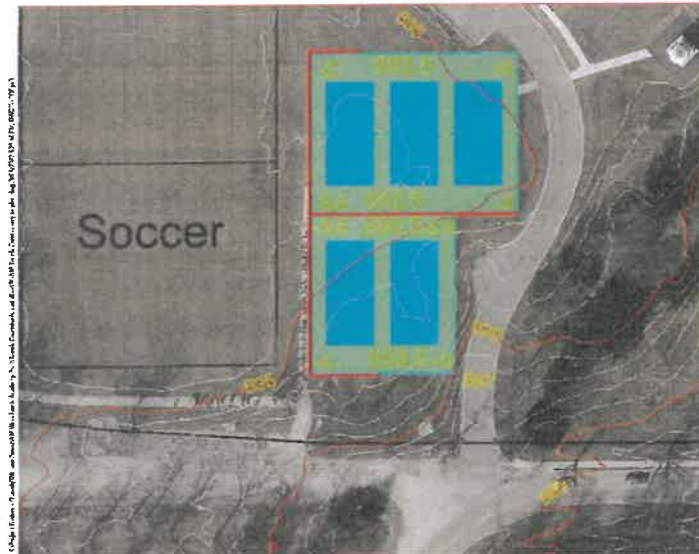
At the request of the City of Lake Forest and subsequently the Zoning Board of Appeals, Woodlands' project team evaluated four alternate site locations for the proposed tennis courts. These four alternate sites were found to be non-viable locations for the courts. Please see the below analysis for the impact of these alternate sites.

### Location A – North of the existing softball field



- Curricular and extra-curricular programming challenges
  - The site is removed from the existing school building, eliminating the courts use for daily PE class
  - The site is currently used for softball practice and pre-game warm-ups
- Safety and scheduling issues
  - Conflicting athletic teams will be using the two different facilities – tennis courts are in line with fly balls from softball
  - Teams cannot use the two facilities concurrently
- Engineering and constructability issues
  - Severe grade change would require substantial retaining wall structures
  - Project budget would increase by \$416,748 or 105%

## Location B – East of the existing soccer field



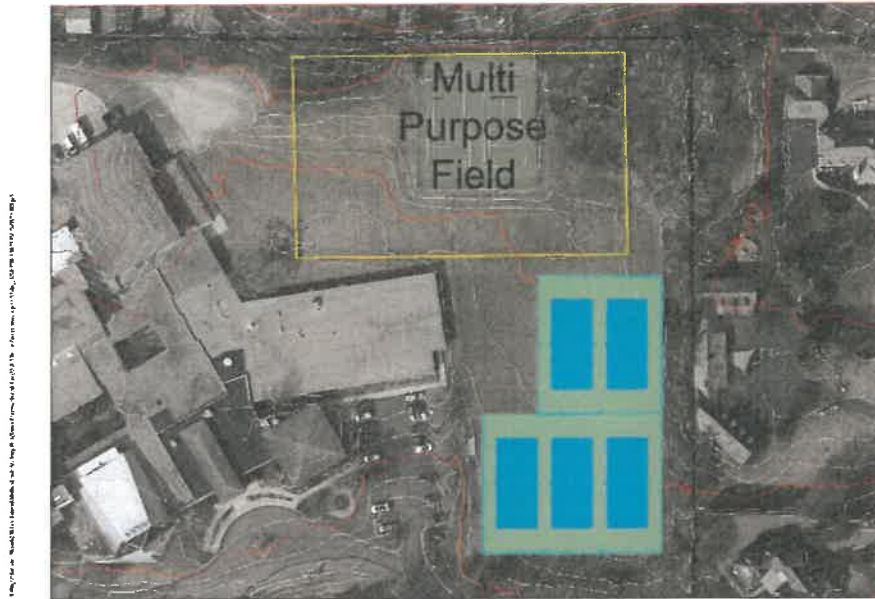
- Curricular programming challenges
  - The site is removed from the existing school building, eliminating the courts use for daily PE class
- Negative impact to the community
  - The courts and associated fencing would be located along Westleigh Road to the aesthetic detriment of the view from the public way
  - The courts conflict with the location of the "Quiet Path" meditation walk dedicated to Lake Forest and frequently used by the community
- Ecological impact
  - Several memorial and mature trees would be lost with construction
  - Opportunity for the expansion of the public-facing conservation area is eliminated
- Safety and scheduling issues
  - The courts are pinched at the access road creating a site-line obstruction
- Engineering and constructability issues
  - Severe grade change between soccer field and access road would require substantial retaining wall structures
  - Project budget would increase by \$586,345 or 148%

### Location C – Near the Gloria Dei Center



- Area is earmarked for future building expansion
  - This is the geographic location of campus which is ideal for a new building
- Curricular and extra-curricular programming challenges
  - The site is removed from the existing school building, eliminating the courts use for daily PE class
  - This open space is ideal for all-community gatherings and frequently hosts such events as the family picnic attended by +200 people.
- Negative impact to the community
  - The courts conflict with the location of the “Quiet Path” meditation walk dedicated to Lake Forest and frequently used by the community
- Engineering and constructability issues
  - Severe grade change would require substantial retaining wall structures
  - Project budget would increase by \$513,348 or 130%

**Location D** – South of our proposed location, in place of the existing Carney Field



Carney Field is an extremely important asset to Woodlands Academy. Throughout the course of the year, it is the most used outdoor facility on our campus. The Field is utilized for Athletic practice, the PE curriculum and academic programming. We feel that moving the tennis courts to Location D would be too detrimental to the school and therefore this option is not viable.

- Curricular and extra-curricular programming challenges – Carney Field facility must be preserved
  - The site is used frequently by our PE classes. Please refer to the “*Anticipated Facility Use Schedule*” for more information on the frequency of use at this existing field.
  - The site is used by our athletic department for Field Hockey and Soccer Practice and pre-game warm-ups
  - The size of the would be significantly reduced if relocated and therefore no longer an option for athletic practices
- Negative impact to the community
  - Elimination of Carney Field would result in the relocation of the facility to the site of the existing tennis courts.
    - Usage of Carney Field is far more frequent and sustained throughout the duration of the year, than the use of the tennis courts.
- Engineering and constructability issues
  - Grade change between the north and south courts needs to be resolved with retaining walls
  - Existing tennis courts would need to be removed and Carney Field rebuilt along north property line
  - Grading of a field to the north would create additional stormwater management issues

### **Alternate Drop-off Location**

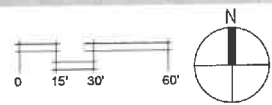
The Woodlands' project team believes the paved parking and drop-off greatly benefits the neighbors residing to the north of campus. Presently, the vehicular infrastructure is in place and regularly used by parents and visitors to the Gymnasium. However, the parking areas currently exist as disorganized, unpaved, loose gravel. The proposed improvements will control vehicular circulation and allow efficient movement of traffic, preventing 3-point turns and unnecessary vehicular noise from safety back-up beepers. The controlled, paved vehicular space will limit lengthy queuing and unnecessary emissions and prevent airborne gravel dust and migration into our neighbors' yards.

A concern was stated at the ZBA hearing by a neighbor to the north regarding his families' safety and the proximity of our proposed drive. While we have confidence that this vehicular solution is fully engineered for safety, it is our hope to alleviate all concerns. Bleck Engineering evaluated an alternate configuration for the vehicular drop-off, south of our proposed location. Consideration was given to the existing structures, grading and stormwater constraints while studying the alternate drop-off location.

A determination was made by Bleck Engineering, that moving the drop-off south could only be accomplished by shifting the courts east. This would force the removal of several hardwood trees, encroachment into Carney Field and additional stormwater mitigation efforts making this solution non-viable. Therefore, the Woodlands' team proposes the addition of a solid board fence along the totality of the North property line, and the installation of three safety bollards north of the proposed turn-around (please see the alternate landscape plan included in this packet).



ATHLETIC CAMPUS - SITE PLAN  
SCALE 1"=30'-0"



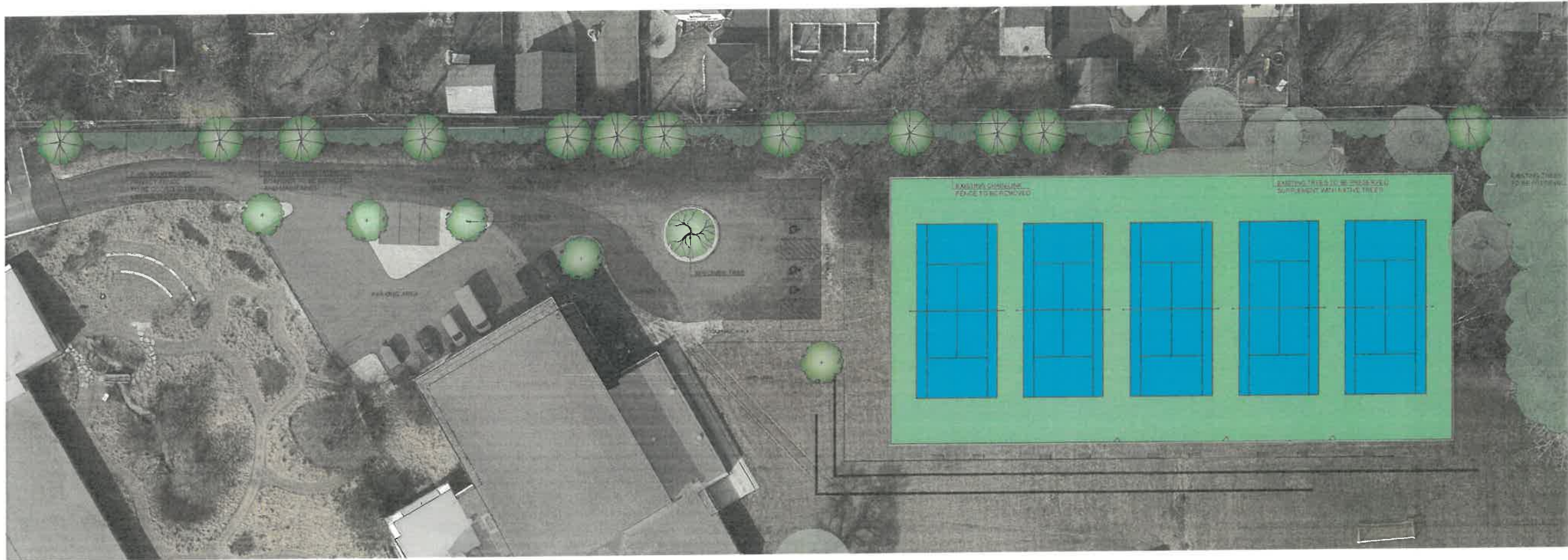
ATHLETIC CAMPUS IMPROVEMENTS  
LAKE FOREST, ILLINOIS

WOODLANDS ACADEMY

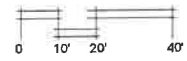
**Kathryn Talty**  
landscape architecture

Winnetka, Illinois 60093  
847.612.5154  
www.kmtaltydesign.com

DATE:04.15.22



LANDSCAPE PLAN  
SCALE 1"=20'-0"



SHADE TREE TYPES



SOLID BOARD PRIVACY FENCE

ATHLETIC CAMPUS IMPROVEMENTS  
LAKE FOREST, ILLINOIS

WOODLANDS ACADEMY

**Kathryn Talty**  
landscape architecture

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DATE:04.15.22

## **Anticipated Facility Use Schedule Detailed Usage of the Gymnasium, Tennis Courts & Carney Field**

Usage of these facilities largely determine the usage of the subject parking area and driveway turnaround. The information below identifies the usage of these facilities by Woodlands Academy and third parties.

### ***Physical Education***

- Required for all four years of school
- M-F 8:15 - 3:00
- Use the tennis courts and Carney Field mainly in the fall and spring, when teachers attempt to get students outside as much as possible.
- Tennis, archery, soccer, ultimate frisbee, flag football, golf (plastic balls) and general fitness activities are typical uses.

### ***Athletic Teams***

All athletic teams except field hockey compete in the Independent School League plus also play against teams outside the league. The Independent School League includes schools in Lincoln Park, Hyde Park and Morgan Park (south of Beverly). The league for Field Hockey includes many of the same distant schools as the Independent School League. Start times for competitions on Woodlands campus therefore vary with the distance competitors must travel, always starting as soon as possible. Sometimes competitive teams are delayed by unexpected traffic and begin later than planned.

All teams are eligible to compete in the playoffs leading to state. Play is single elimination, meaning that as soon as a team loses, their season ends. If a team were to make it to the state competition, this would entail another 2-3 weeks of practices. All playoff competitions are held out in gyms or on courts larger than Woodlands'.

- Tennis – Tennis Courts
  - Regular season 10 weeks long: second week of August through mid-October.
  - 2021 10 JV players practiced and competed on the Woodlands courts.
  - 2021 8 Varsity players practiced and competed at the Waveland tennis courts.
  - Practice 3:15-5:15 M-F.
  - 20 matches combined home and away per season.
  - Home matches start on weekdays at 4:30 or 4:45 and end when completed 6:00 to 6:30.
    - All home matches are against one other school.
    - The greatest number of spectators at a JV match this year was 6. With players, coaches and spectators, there were typically about 25 people present.
  - Buses for away matches load and return in front of the school.
- Volleyball – Gymnasium
  - Regular season 11 weeks long: second week of August through the third week of October.
  - 2021 30 student athletes played JV and/or Varsity Volleyball.
  - Practice 3:15-6:15 M-F.
  - Approximately 20 matches combined home and away per season.
  - Home matches almost entirely on weekdays, JV starts 4:30 - 5:00 and varsity competes immediately afterward, usually concluding 6:30 - 7:00.

- 2021 season had an average of about 50 spectators, although this varies with the competitor and some had close to 100 spectators.
    - Games were live-streamed this year which lowered the number of in-person spectators.
  - Buses for away matches load and return in front of the school.
- Field Hockey – Carney Field & Gloria Dei Field
  - Regular season 12 weeks long: second week of August through beginning of November.
  - Typically 18 girls play Varsity Field Hockey.
  - Practice usually 3:15-5:15 M-F on Carney Field.
    - Practice cannot take place every day on a competition field because field hockey sticks do significant damage to the field.
  - Approximately 17 games combined home and away per season.
    - Game days and the day prior to game days play is on the Gloria Dei Field (soccer field).
- Basketball – Gymnasium
  - Regular season 16 weeks long: end of October through the middle of February.
  - 2021/2022 - 21 girls played JV and/or Varsity Basketball.
  - Practice 4:00-6:00 M-F and assorted days and times during Christmas break.
  - Approximately 25 games combined home and away per season.
  - or games on weekdays, JV starts at 4:45-5:00 and Varsity follows, usually concluding between 7:30-8:00. Games on Saturdays take place at assorted times.
    - 2021/2022 season had a high of about 60 spectators, much lower than usual. Due to COVID restrictions, only the parents of Woodlands athletes were permitted to watch the games in person beginning mid-January.
    - Games were live streamed this year which lowered the number of in-person spectators.
  - Buses for away games load and return in front of the school.
- Soccer – Carney Field & Gloria Dei Field
  - Regular season 10 weeks long: end of February through mid-May.
  - 2022 - 20 girls are playing Varsity Soccer.
  - Practice 3:15-5:15 M-F with some Saturdays and spring break days at assorted times.
    - The soccer team usually practices on Carney Field in order to preserve the condition of Gloria Dei Field so it is acceptable for competition. Some days the team practices in the gym due to rain, standing water or water soaked conditions on both fields. This is necessary not only to protect the fields, but more importantly for the safety of the athletes.
  - Home Games played on the Gloria Dei Field
  - Buses for away games load and return in front of school.
- Softball – Softball Field & North of Field
  - Regular season 11 weeks long: end of February through mid-May.
  - 2022 15 girls are playing Varsity Softball.
  - Practice 3:15-5:30 M-F with some Saturdays and spring break days at assorted times.
  - The softball team ideally practices next to the field to the north. When it is raining or this area has too much mud or standing water, the team practices on Carney Field, in

the gym, or on the tennis courts depending on the condition of Carney Field and if the soccer team is there. Again, practice is relocated not only to protect the condition of the field, but also for the safety of the athletes.

- Buses for away games load and return in front of school.

### ***Third Party Use of Gyms, Courts and Carney Field***

Third party use of Woodlands facilities varies from season to season and year to year. During the 2021-2022 school year, the following were contracted:

- Gym rental
  - November-Feb: MTWF 6-9
  - Dec-March: TH 6-9:30 S 11:30-6:30
  - June-Aug: Access, but infrequent use T-Sa 4-9, Sun-Mon
- Carney Field
  - March-June: MTTHF 5:15-7:30 W 5:15-6:45
  - Twice per summer all day
  - June-Aug: Access, but infrequent use T-Sa 4-9 all day Su-M
- Tennis Courts
  - June-Aug: Access, but infrequent use T-Sa 4-9 all day Su-M

# September

2021

August							October						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7						1	2
8	9	10	11	12	13	14	3	4	5	6	7	8	9
15	16	17	18	19	20	21	10	11	12	13	14	15	16
22	23	24	25	26	27	28	17	18	19	20	21	22	23
29	30	31					24	25	26	27	28	29	30
							31						

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
29	30	31	1	2	3	4
			Volleyball Tennis Field Hockey	Volleyball Tennis Field Hockey	Volleyball Tennis	
5	6	7	8	9	10	11
Volleyball Tennis Field Hockey	Tennis Field Hockey	Volleyball Tennis	Volleyball Tennis	Volleyball Tennis Field Hockey	Volleyball Field Hockey	
12	13	14	15	16	17	18
Volleyball Tennis Field Hockey	Volleyball Tennis	Field Hockey	Volleyball Field Hockey	Volleyball Tennis Field Hockey	Volleyball Tennis Field Hockey	
19	20	21	22	23	24	25
Volleyball Tennis	Volleyball Tennis Field Hockey	Volleyball Field Hockey	Volleyball Field Hockey	Volleyball Tennis		
26	27	28	29	30	1	2
Volleyball Tennis Field Hockey	Volleyball Tennis Field Hockey	Volleyball Field Hockey	Volleyball Tennis			

# October

2021

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
26	27	28	29	30	1	2
				Volleyball Tennis Field Hockey		
3	4	5	6	7	8	9
Tennis Field Hockey	Volleyball Tennis Field Hockey	Volleyball Field Hockey	Volleyball Tennis	Tennis Field Hockey		
10	11	12	13	14	15	16
Volleyball Tennis Field Hockey	Volleyball Tennis Field Hockey	Tennis Field Hockey	Volleyball Tennis Field Hockey	Volleyball Tennis Field Hockey		
17	18	19	20	21	22	23
Volleyball Field Hockey	Volleyball	Volleyball Field Hockey	Volleyball Field Hockey	Volleyball Field Hockey		
24	25	26	27	28	29	30
Volleyball		Basketball	Basketball	Basketball		
31		2	3	4	5	6

# November

2021

October							December							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	
					1	2					1	2	3	4
3	4	5	6	7	8	9	5	6	7	8	9	10	11	
10	11	12	13	14	15	16	12	13	14	15	16	17	18	
17	18	19	20	21	22	23	19	20	21	22	23	24	25	
24	25	26	27	28	29	30	26	27	28	29	30	31		
31														

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
31	1	2	3	4	5	6
	Basketball	Basketball	Basketball	Basketball	Basketball	
7	8	9	10	11	12	13
Basketball	Basketball	Basketball	Basketball	Basketball	Basketball	
14	15	16	17	18	19	20
Basketball	Basketball					
21	22	23	24	25	26	27
Basketball	Basketball	Basketball	Basketball	Basketball	Basketball	
28	29	30	1	2	3	4
Basketball Gym Rental	Basketball Gym Rental					

# December

2021

November							January						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5	6							1
7	8	9	10	11	12	13	2	3	4	5	6	7	8
14	15	16	17	18	19	20	9	10	11	12	13	14	15
21	22	23	24	25	26	27	16	17	18	19	20	21	22
28	29	30					23	24	25	26	27	28	29
							30	31					

A	B	C	D	E	F	G	
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
28	29	30	Gym Rental	1 Basketball Gym Rental	2 Basketball Gym Rental	3 Basketball Gym Rental	4
5	6 Basketball Gym Rental	7 Basketball Gym Rental	8 Basketball Gym Rental	9 Basketball Gym Rental	10 Basketball Gym Rental	11 Gym Rental	
12 Basketball Gym Rental	13 Basketball Gym Rental	14 Gym Rental	15 Gym Rental	16 Gym Rental	17 Gym Rental	18	
19 Basketball Gym Rental	20 Basketball Gym Rental	21 Basketball Gym Rental	22 Basketball Gym Rental	23	24	25	
26 Gym Rental	27 Gym Rental	28 Gym Rental	29 Gym Rental	30	31	1	

# January

2022

December							February						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
			1	2	3	4			1	2	3	4	5
5	6	7	8	9	10	11	6	7	8	9	10	11	12
12	13	14	15	16	17	18	13	14	15	16	17	18	19
19	20	21	22	23	24	25	20	21	22	23	24	25	26
26	27	28	29	30	31		27	28					

A	B	C	D	E	F	G
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
26	27	28	29	30	31	1
2	3 Basketball Gym Rental	4 Basketball Gym Rental	5 Basketball Gym Rental	6 Basketball Gym Rental	7 Gym Rental	8 Gym Rental
9 Basketball Gym Rental	10 Basketball Gym Rental	11 Basketball Gym Rental	12 Basketball Gym Rental	13 Basketball Gym Rental	14 Basketball Gym Rental	15 Basketball Gym Rental
16 Basketball Gym Rental	17 Basketball Gym Rental	18 Gym Rental	19 Gym Rental	20 Basketball Gym Rental	21 Basketball Gym Rental	22 Basketball Gym Rental
23 Basketball Gym Rental	24 Basketball Gym Rental	25 Gym Rental	26 Basketball Gym Rental	27 Basketball Gym Rental	28 Gym Rental	29

# February

2022

January							March						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30	31		
30	31												

A	B	C	D	E	F	G
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
30	31	1 Basketball Gym Rental	2 Basketball Gym Rental	3 Basketball Gym Rental	4 Basketball Gym Rental	5 Gym Rental
6 Basketball Gym Rental	7 Basketball Gym Rental	8 Gym Rental	9 Basketball Gym Rental	10 Basketball Gym Rental	11 Basketball Gym Rental	12 Basketball Gym Rental
13 Gym Rental	14 Basketball Gym Rental	15 Basketball Gym Rental	16 Gym Rental	17 Basketball Gym Rental	18 Gym Rental	19
20 Basketball Gym Rental	21 Gym Rental	22 Basketball Gym Rental	23 Gym Rental	24 Basketball Gym Rental	25 Gym Rental	26
27 Softball Soccer Gym Rental	28	1	2	3	4	5

# March

2022

February							April							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	
			1	2	3	4	5						1	2
6	7	8	9	10	11	12		3	4	5	6	7	8	9
13	14	15	16	17	18	19		10	11	12	13	14	15	16
20	21	22	23	24	25	26		17	18	19	20	21	22	23
27	28							24	25	26	27	28	29	30

A	B	C	D	E	F	G
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
27	28	Softball Soccer	Softball Soccer	Softball Soccer	Softball Soccer Gym Rental	Gym Rental
6	Softball Soccer	Softball Soccer	Softball Soccer	Softball Soccer Gym Rental	Softball Soccer	Gym Rental
13	Softball Soccer	Softball Soccer	Softball Soccer	Softball Soccer Gym Rental	Softball Soccer	Gym Rental
20	Softball Soccer	Softball Soccer	Softball Soccer	Softball Soccer Gym Rental	Softball Soccer	Gym Rental
27	Softball Soccer Field Rental	Softball Soccer Field Rental	Softball Soccer Field Rental	Softball Soccer Field Rental		

# April

2022

March							May							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	
			1	2	3	4	5	1	2	3	4	5	6	7
6	7	8	9	10	11	12		8	9	10	11	12	13	14
13	14	15	16	17	18	19		15	16	17	18	19	20	21
20	21	22	23	24	25	26		22	23	24	25	26	27	28
27	28	29	30	31				29	30	31				

A	B	C	D	E	F	G
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
27	28	29	30	31	Softball Soccer Field Rental	Softball
3	Soccer Field Rental	Softball Field Rental	Soccer Field Rental	Softball Soccer Field Rental	Softball Soccer Field Rental	Softball
10	Softball Soccer Field Rental	Soccer Field Rental	Softball Soccer Field Rental	Soccer Field Rental	Softball Soccer Field Rental	
17	Softball Soccer Field Rental	Softball Soccer Field Rental	Field Rental	Softball Soccer Field Rental	Softball Field Rental	Softball
24	Softball Soccer Field Rental	Soccer Field Rental	Softball Soccer Field Rental	Soccer Field Rental	Softball Soccer Field Rental	Softball

# May

2022

April							June							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	
					1	2					1	2	3	4
3	4	5	6	7	8	9		5	6	7	8	9	10	11
10	11	12	13	14	15	16		12	13	14	15	16	17	18
17	18	19	20	21	22	23		19	20	21	22	23	24	25
24	25	26	27	28	29	30		26	27	28	29	30		

A	B	C	D	E	F	G
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	Field Rental	Softball Soccer Field Rental	Softball Field Rental	Softball Field Rental	Softball Soccer Field Rental	Softball
8	Softball Soccer Field Rental	Softball Field Rental	Softball Soccer Field Rental	Softball Soccer Field Rental	Softball Soccer Field Rental	
15	Softball Field Rental	Field Rental	Softball Field Rental	Softball Field Rental	Softball Field Rental	
22	Softball Field Rental	Field Rental	Softball Field Rental	Softball Field Rental	Softball Field Rental	
29	Field Rental	Field Rental				

# June

2021

May							July							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	
						1						1	2	3
2	3	4	5	6	7	8	4	5	6	7	8	9	10	
9	10	11	12	13	14	15	11	12	13	14	15	16	17	
16	17	18	19	20	21	22	18	19	20	21	22	23	24	
23	24	25	26	27	28	29	25	26	27	28	29	30	31	
30	31													

A	B	C	D	E	F	G	
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
30	31	1	2	3	4	5	
	6	7	8	9	10	11	12
	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field
Access to gym, courts and field	13	12	15	16	17	18	19
Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field
Access to gym, courts and field	20	19	22	23	24	25	26
Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field
Access to gym, courts and field	27	26	29	30	1	2	3
Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field

# July

2021

June							August						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
		1	2	3	4	5	1	2	3	4	5	6	7
6	7	8	9	10	11	12	8	9	10	11	12	13	14
13	14	15	16	17	18	19	15	16	17	18	19	20	21
20	21	22	23	24	25	26	22	23	24	25	26	27	28
27	28	29	30				29	30	31				

A	B	C	D	E	F	G
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
27	28	29	30	1	2	3
				Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field
4	5	6	7	8	9	10
Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field
11	12	13	14	15	16	17
Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field
18	19	20	21	22	23	24
Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field
25	26	27	28	29	30	31
Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field

# August

2021

July							September						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
				1	2	3				1	2	3	4
4	5	6	7	8	9	10	5	6	7	8	9	10	11
11	12	13	14	15	16	17	12	13	14	15	16	17	18
18	19	20	21	22	23	24	19	20	21	22	23	24	25
25	26	27	28	29	30	31	26	27	28	29	30		

A	B	C	D	E	F	G
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	Access to gym, courts and field	
8	9	10	11	12	13	14
	Volleyball Tennis Field Hockey	Volleyball Tennis Field Hockey	Volleyball Tennis Field Hockey	Volleyball Tennis Field Hockey	Volleyball Tennis Field Hockey	
15	16	17	18	19	20	21
	Volleyball Tennis Field Hockey	Volleyball Tennis Field Hockey	Volleyball Tennis Field Hockey	Volleyball Tennis Field Hockey	Volleyball Tennis Field Hockey	
22	23	24	25	26	27	28
	Volleyball Tennis Field Hockey	Volleyball Tennis Field Hockey	Volleyball Field Hockey	Volleyball Tennis Field Hockey	Volleyball Tennis Field Hockey	
29	30	31				
Tennis Field Hockey		Volleyball Field Hockey				

## **Proposed Conditions of the Amendment**

Woodlands Academy makes every effort to be a good neighbor and member institution of the Lake Forest Community. The proposed project is intended to enhance the educational experience of our students and maintain the school's viability. The project, as presented, included feedback we received from the neighbors, at a voluntary open house Woodlands Academy hosted on January 18<sup>th</sup> in the spirit of collaboration.

The following are accommodations that were added to the project based on community or City feedback prior to the hearing:

- Greater setback of courts from north property line than currently exists
- Parking configuration revised to point headlights away from property line
- Exterior building lighting upgraded to reduce neighbors' light exposure
- Heavily landscaped buffer along north property line
- Commitment to establishing a "No Idle Zone" policy

We have also listened to concerns raised at the Public Hearing on March 28<sup>th</sup>. While we must observe our fiduciary responsibilities and maintain our ability to operate as an educational institution, we are willing to make additional accommodations out of respect for our adjacent neighbors.

We offer the following additional accommodations to be conditions of this amendment:

- No play after sundown – courts will not be lit
- Racquet sport play only on the tennis courts by third parties
- Courts will be locked overnight
- No vehicular traffic before 7:00 am or after 10:00 pm by third parties
- No stadium seating at the courts

WOODLANDS ACADEMY OF THE SACRED HEART  
LAKE FOREST, ILLINOIS

Presentation Provided by:



## MAROUS & COMPANY INTRODUCTION

MaRous & Company specializes in valuation of unique and complex investment-grade real estate and has conducted similar market impact studies for a variety of clients and for several different proposed developments for over 40 years.



Clients have ranged from municipalities, counties, and school districts, to corporations, developers, and citizen's groups. The types of projects analyzed include commercial developments such as shopping centers and big-box retail facilities; religious facilities such as mosques and mega-churches; residential developments such as high-density multifamily and congregate-care buildings and large single-family subdivisions; recreational uses such as skate parks and lighted high school athletic fields; and industrial uses such as waste transfer stations, landfills, and quarries.

Along with the various projects described above, MaRous & Company has conducted numerous market studies of energy-related projects. These projects consist of analyzing the impact of wind energy facilities, solar energy facilities, and transmission lines on adjacent residential uses, as well as several proposed natural gas-fired electric plants in various locations.

Projects related to this one include but are not limited to the proposed development of an assisted living facility in Highland Park; the proposed development of a residential rehabilitation facility near St. Charles; a senior independent-living building in Grayslake; expansion of a continuing care community in Lake Forest; expansion of Lake Forest Academy; two Presbyterian Homes facilities in Evanston, one new construction and one proposed redevelopment; and The Moorings of Arlington Heights.

MaRous & Company has experience with over 30 properties in Lake Forest, with total worth over a billion dollars. Michael MaRous also plays competitive tennis and paddle.

Michael MaRous holds an MAI designation, a CRE designation, and holds a Certified General Appraiser license; the highest form of appraisal licensure.

## SCOPE OF WORK

- Review of the proposed site development of the Woodlands Academy.
- Review and analysis of the demographics in the area of the proposed project.
- Data on the general market area of the proposed project.
- An inspection of the proposed project site and area.
- Data for the adjacent home sales by the proposed project and from public records.
- Interviews of local real estate professionals concerning sales in the area, local market conditions, and the impact of athletic use on property values in the area.
- Athletic uses and nearby residential used for development of the analysis were physically inspected on the exterior, and photographs of the interiors were reviewed where available.

## MARKET IMPACT ANALYSIS CONCLUSIONS

As a result of the analysis undertaken, MaRous & Company concluded that there is no market data indicating the project will have a negative impact on residential property values in the immediate area. Further, market data from the Lake Forest area supports the conclusion that the project will not have a negative impact on residential property values in the surrounding area.

- The use will meet or exceed all the required development and operating standards.
- The use of the proposed tennis courts likely has less traffic than most other tennis courts due to the number of enrolled students, only a woman's team, lack of court lights, hard courts, and only private access
- Neighboring controlled recreational open space is superior to other uses such as, any other portion of the active use academy, academy living quarters, other single-family homes
- Improvements to the northern border landscape will upgrade privacy and appearance
- The tennis courts will have an increased setback
- Two tennis courts which have existed on the property for more than fifty years have been in this location, and the adjacent homes have steadily increased in value

## DEFINITION OF MARKET VALUE

The most probable price a property should bring in a competitive and open market under all conditions' requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- ❖ Buyer and seller are typically motivated.
- ❖ Both parties are well informed or well advised and acting in what they consider their own best interests.
- ❖ A reasonable time is allowed for exposure in the open market.
- ❖ Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto.
- ❖ The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

*(12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)*

# LAKE FOREST MARKET AND DEMOGRAPHIC SUMMARY

## DEMOGRAPHIC SUMMARY

Lake Forest, City, IL



Geography: Place

## INCOME



**\$178,313**  
Median Household Income



**\$91,030**  
Per Capita Income



**\$1,305,812**  
Median Net Worth

## KEY FACTS

**18,931**  
Population

**48.5**

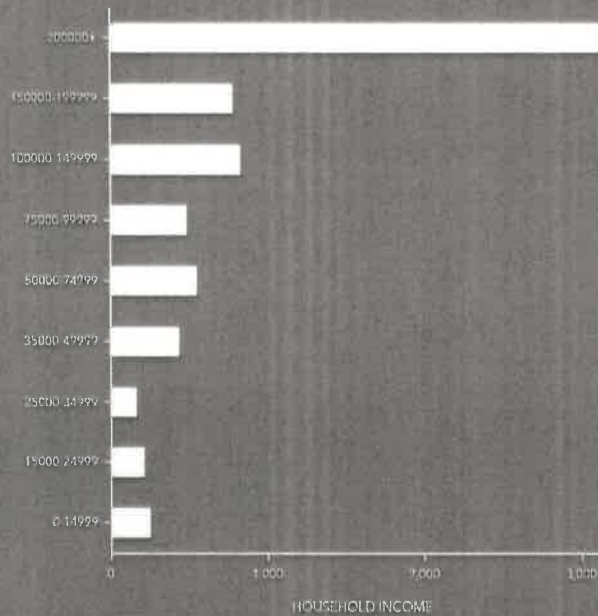
Median Age



**6,856**  
Households

**\$123,453**

Median Disposable Income



## EDUCATION

**1%**

No High School Diploma



**6%**  
High School Graduate



**12%**  
Some College



**81%**  
Bachelor's/Grad./Prof Degree

## EMPLOYMENT



White Collar

**91%**



Blue Collar

**4%**



Services

**5%**

**4.8%**

Unemployment Rate

# SUBJECT PROPERTY

## Project Information Summary

<b>Property Name</b>	Woodlands Academy			
<b>Location</b>	760 E. Westleigh Lake Forest, Illinois 60045			
<b>Property Type</b>	Private Education Campus and Residence			
<b>Project Site Area</b>	Approximately 41 acres			
<b>Student Enrollment</b>	133 Female Students			
<b>Grades</b>	9 through 12			
<b>Sports</b>	7 Different Sports, 18 members of the tennis team			
<b>Scope of project</b>	Solve storm water issues, improve traffic flow, improve access, parking improvements, additional tennis courts, and northern landscaping improvements			
<b>Traffic Counts</b>	Sheridan Road – 3,150 to 4,550 vehicles per day Westleigh Road – 6,600 to 8,100 vehicles per day South Western Avenue to 6,850 vehicles per day			
<b>Immediate Environs</b>	North	East	South	West
<b>Use/Description</b>	Single Family Residential	Single Family Residential	Single Family Residential	Train Tracks/Single Family Residential
<b>Proposed Tennis Court Details</b>	<ul style="list-style-type: none"> <li>• 5 total tennis courts</li> <li>• Hard courts</li> <li>• No lights</li> <li>• Residential landscape buffer</li> <li>• 25-foot residential setback</li> <li>• No access through residential</li> </ul>			



WOODLANDS ACADEMY AERIAL

# SUMMARY OF THE RESIDENTIAL SALES ADJACENT TO THE EXISTING TENNIS COURTS



## Properties adjacent to existing tennis courts

- 1** 773 Highview transfers:  
1998 340,500  
2002 408,000  
2008 573,000  
2019 882,500  
**159%** increase over 21 years  
**About 7.6% Per Year**
- 2** 765 Highview transfers:  
1994 264,666  
2019 654,500  
**147%** increase over 25 years  
**About 5.9% Per Year**
- 3** 755 Highview transfers:  
1995 340,000  
2005 635,000  
**87%** increase over 10 years  
**About 8.7% Per Year**

**Average: 7.4%  
Per Year**

## Properties on the North side of the street not adjacent to Woodlands' property

- 4** 766 Highview transfers:  
1998 510,000  
2004 714,000  
2008 785,000  
2020 755,000  
**48%** increase over 22 years  
**About 2.2% Per Year**
- 5** 754 Highview transfers:  
2000 500,000  
2004 632,000  
2009 625,000  
**25%** increase over 9 years  
**About 2.8% Per Year**
- 6** 744 Highview transfers:  
1994 303,000  
1997 253,000  
2021 395,000  
**30%** increase over 17 years  
**About 1.75% Per Year**

**Average: 2.25%  
Per Year**

The information cited was found on Zillow, the MLS and Public Record

## BROKER COMMENTS

The following are excerpts from the letter from realtor Maureen O'Grady-Tuohy, Berkshire Hathaway, dated March 11, 2022, included in the Board Packet:

Regarding the proposed improvements:

- *The adjustments are just not extreme enough to make an economic impact*

Regarding a comparison to homes surrounding South Park that went through recent renovations:

- *This park recently went through major renovations, including adding a basketball court, multiple tennis courts, and a bocce ball court. This construction did not impair or adjust any home values in the vicinity.*

Regarding the desirability of homes on Highview Terrace:

- *I have sold homes in the subdivision North of Woodlands and have told my clients that it is a bonus to back up to the school fields. These parties aren't looking into other yards and the use of the fields is not year round.*

## GENERAL FACTORS THAT AFFECT PROPERTY VALUES CONSIDERED

### Appearance

- Tennis courts have an active and passive use of the land they occupy and are compatible with other residential and athletic uses in their immediate area. Tennis courts, typically, have a low-impact appearance with an average fence height of 10 feet surrounding the court with no need for extraneous architectural features, causing visual impact from the surrounding to be minimal. On the next slide you will see photographs of other common structures that could be used in similar situations

### Environment & Sustainability

- Tennis courts are environmentally friendly and take up little space, especially those without light fixtures such as the subject project

### Noise and Odor

- Tennis courts emit some levels of sound. However, these tennis courts are restricted to daytime hours and good weather. Tennis courts do not produce any odor

### Hazardous Materials

- Tennis courts are reported to not produce any hazardous materials, toxins, or associated odors

LAKE FOREST COLLEGE

WINTER CLUB

PHOTOS OF COMMON STRUCTURES  
IN SIMILAR SITUATIONS

LAKE FOREST HIGH SCHOOL

WAVELAND PARK

## PROPOSED PROJECT CONSIDERATIONS

### Approximate Court Usage

- The use of the proposed tennis courts likely has less vehicular traffic and use than most other tennis courts.
- There are only 133 young women enrolled in the academy, 18 on the tennis team
- There will only be a woman's competitive season, versus a woman's and men's season.
- The lack of lights restricts the use to daytime hours
- The hard-court surface greatly discourages use during unfavorable weather conditions
- Nearby residential has no nearby road access for public use
- The players will generally already be on campus and will not require vehicles to drive to the tennis courts, compared to public tennis courts that will generally require access through residential areas

### Controlled Recreational Open Space v Other Uses

- Adjacent residential should prefer controlled recreational open space to other uses
- Residential could be backed up to any other portion of the active use academy
- Residential could be backed up to academy living quarters allowed by zoning
- Residential could be backed up to other single-family homes if the academy vacated
- Improvements to the northern border landscape will upgrade privacy and appearance

### Existing Use

- The tennis courts have existed near the residential for over fifty years
- The adjacent homes have steadily increased in value

**COMPARABLE PROJECTS IN LAKE  
FOREST**

# COMPARABLE PROJECT LOCATION MAP



# COMPARABLE PROJECT WINTER CLUB

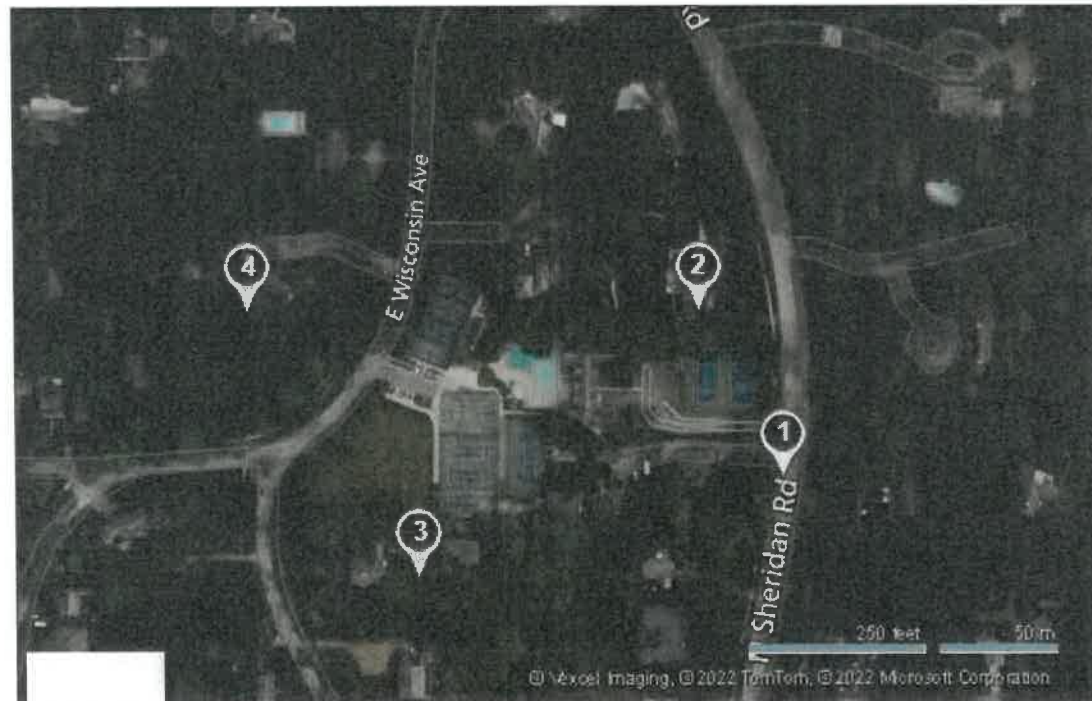


## Winter Club

<b>Number of Tennis Courts/Athletic Areas</b>	6 Tennis, Hockey Rink, 4 Paddle Courts, Pool, Full Basketball Court
<b>Are the courts lighted?</b>	East Tennis, Basketball, Paddle, Hockey, and Basketball are lighted, West Tennis courts are not
<b>Hard/Clay surface</b>	Hard
<b>Distance to nearest residential</b>	45 feet
<b>Landscape Buffer</b>	Yes
<b>Access</b>	Through Residential
<b>Usage</b>	Private
<b>Lot Size</b>	Approximately 3.7 Acres

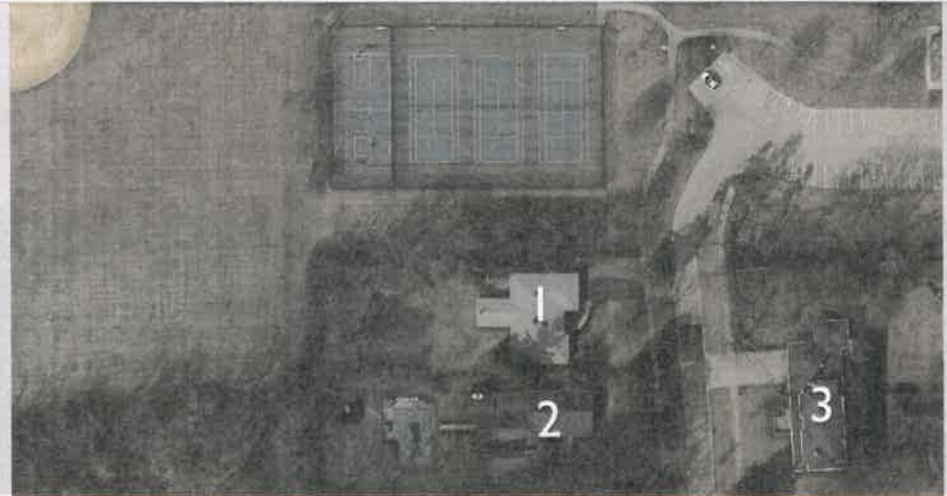
Nearby Home Sales Summary On Next Page

## SUMMARY OF RESIDENTIAL SALES NEAR TENNIS COURT AND OTHER ATHLETIC COURTS



Key	MLS #	Status	Address	Beds	# Full Baths	# Half Baths	Price	Sale Date
1)	06505345	CLSD	936 N Sheridan Rd	4	2	2	\$880,000	07/26/2007
2)	07764313	CLSD	990 N Sheridan Rd	5	6	1	\$1,200,000	07/01/2011
3)	09518005	CLSD	921 Church Rd	4	4	1	\$1,675,000	06/30/2017
4)	09181727	CLSD	440 E Wisconsin Ave	5	5	1	\$2,700,000	06/07/2019

# COMPARABLE PROJECT WAVELAND PARK



Waveland Park			
Number of Tennis Courts	3 Courts, plus one full basketball court		
Are the courts lighted?	No		
Hard/Clay surface	Hard		
Distance to nearest residential	70 feet		
Landscape Buffer	Yes		
Access	Through residential		
Usage	Public		
Nearby Home Sales/Value Summary			
	Address	Sale Price	Date
Sale # 1	604 Waveland Road, Lake Forest	\$445,000	June 9, 2010
Sale # 3	621 Waveland Road, Lake Forest	\$1,050,000	June 1, 2021
2- Assessors Opinion of Value 2021 (Rounded)	622 Waveland Road, Lake Forest	Assessors Opinion: \$685,000	

# COMPARABLE PROJECT LAKE FOREST HIGH SCHOOL – WEST CAMPUS



## Lake Forest High School – West Campus

Number of Tennis Courts	12 Courts, and Baseball Diamond
Are the courts lighted?	No
Hard/Clay surface	Hard
Distance to nearest residential	45 feet
Landscape Buffer	Yes
Access	Through major arterial and high school
Usage	Public, high school
Student Enrollment (Co-Ed)	1449

## Nearby Home Sales/Value Summary

I - Assessors Opinion of Value 2021 (Rounded)	1111 W Westleigh Road, Lake Forest	\$1,000,000	Note: Street Light Proximate
	Address	Sale Price	Date
Sale # 2	1305 Gavin Ct, Lake Forest	\$1,265,000	July 12, 2021
Sale # 3	410 S Waukegan Rd, Lake Forest	\$1,830,000	October 25, 2013

# COMPARABLE PROJECT LAKE FOREST COLLEGE



Lake Forest College	
Number of Tennis Courts	4 Courts, Softball and Soccer Field
Are the courts lighted?	No
Hard/Clay surface	Hard
Distance to nearest residential	90 feet
Landscape Buffer	Yes
Access	Through major arterial and campus
Usage	Public, high school
Student Enrollment (Co-Ed)	1650
Nearby Home Sales Summary On Next Page	

## SUMMARY OF RESIDENTIAL SALES NEAR TENNIS COURT AND ATHLETIC FIELD



Key	MLS #	Status	Address	Beds	# Full Baths	# Half Baths	Price	Sale Date
1)	10360959	CLSD	725 E Illinois Rd	4	4	1	\$1,125,000	08/09/2019
2)	11210788	CLSD	739 E Illinois Rd	7	6	1	\$2,350,000	01/04/2022
3)	07683930	CLSD	794 E Illinois Rd	4	4	1	\$1,400,000	04/09/2011
4)	09205041	CLSD	200 N Sheridan Rd	4	4	1	\$1,175,000	01/10/2017
5)	10612014	CLSD	245 N Sheridan Rd	4	4	1	\$1,575,000	04/02/2020
6)	06239088	CLSD	205 N SHERIDAN RD	3	3	1	\$1,530,000	02/14/2007

# COMPARABLE PROJECT LAKE FOREST ACADEMY



Lake Forest Academy	
Number of Athletic Fields	1 Baseball Diamond
Are the courts lighted?	No
Distance to nearest residential	90 feet
Landscape Buffer	Yes
Access	Non-Major Arterial
Usage	Public, High School
Student Enrollment (Co-Ed)	234 Students
Nearby Home Sales Summary On Next Page	

# SUMMARY OF RESIDENTIAL SALES NEAR BASEBALL DIAMOND



Key	MLS #	Status	Address	Beds	# Full Baths	# Half Baths	Price	Sale Date
1)	11193453	CLSD	1653 Yale Ct	3	3	1	\$785,000	08/27/2021
2)	07319390	CLSD	1670 Yale Ct	3	2	1	\$615,000	11/13/2009
3)	11225698	CLSD	1680 Yale Ct	4	3	1	\$750,000	12/30/2021
4)	07993009	CLSD	1691 Yale Ct	3	3	1	\$725,000	09/14/2012
5)	11204427	CLSD	1720 Yale Ct	4	3	1	\$675,000	10/29/2021
6)	10471092	CLSD	1721 Yale Ct	3	2	2	\$429,560	07/14/2020
7)	11027456	CLSD	1725 Yale Ct	4	3	1	\$680,000	05/14/2021
8)	07987387	CLSD	1730 Yale Ct	3	3	1	\$740,000	04/05/2013
9)	10268284	CLSD	1733 Yale Ct	3	5	0	\$595,000	07/16/2019

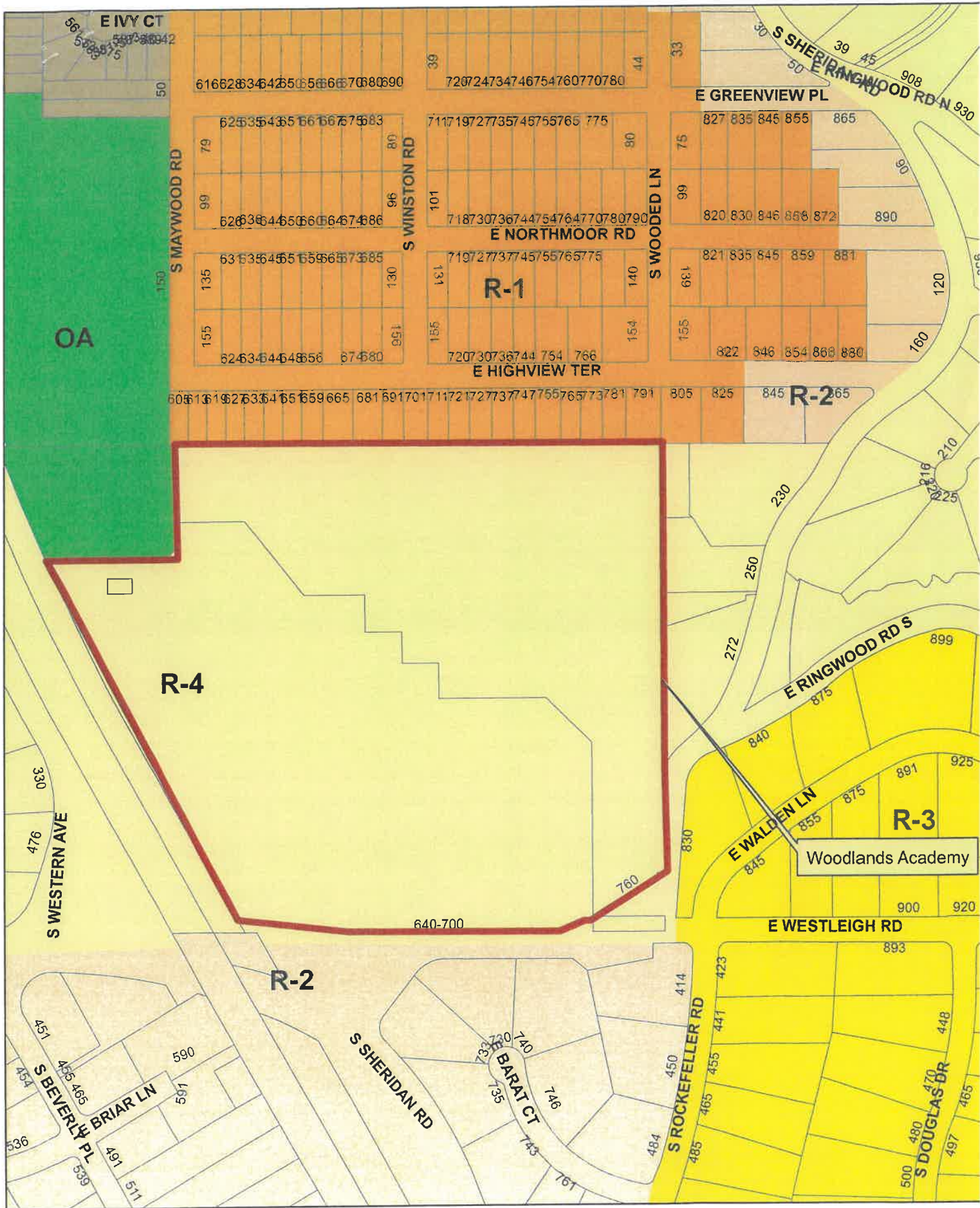
Average Home Age:  
24 Years  
Or 1998



MAROUS  
& COMPANY

**Materials Provided by Staff  
From the Previous Packet**

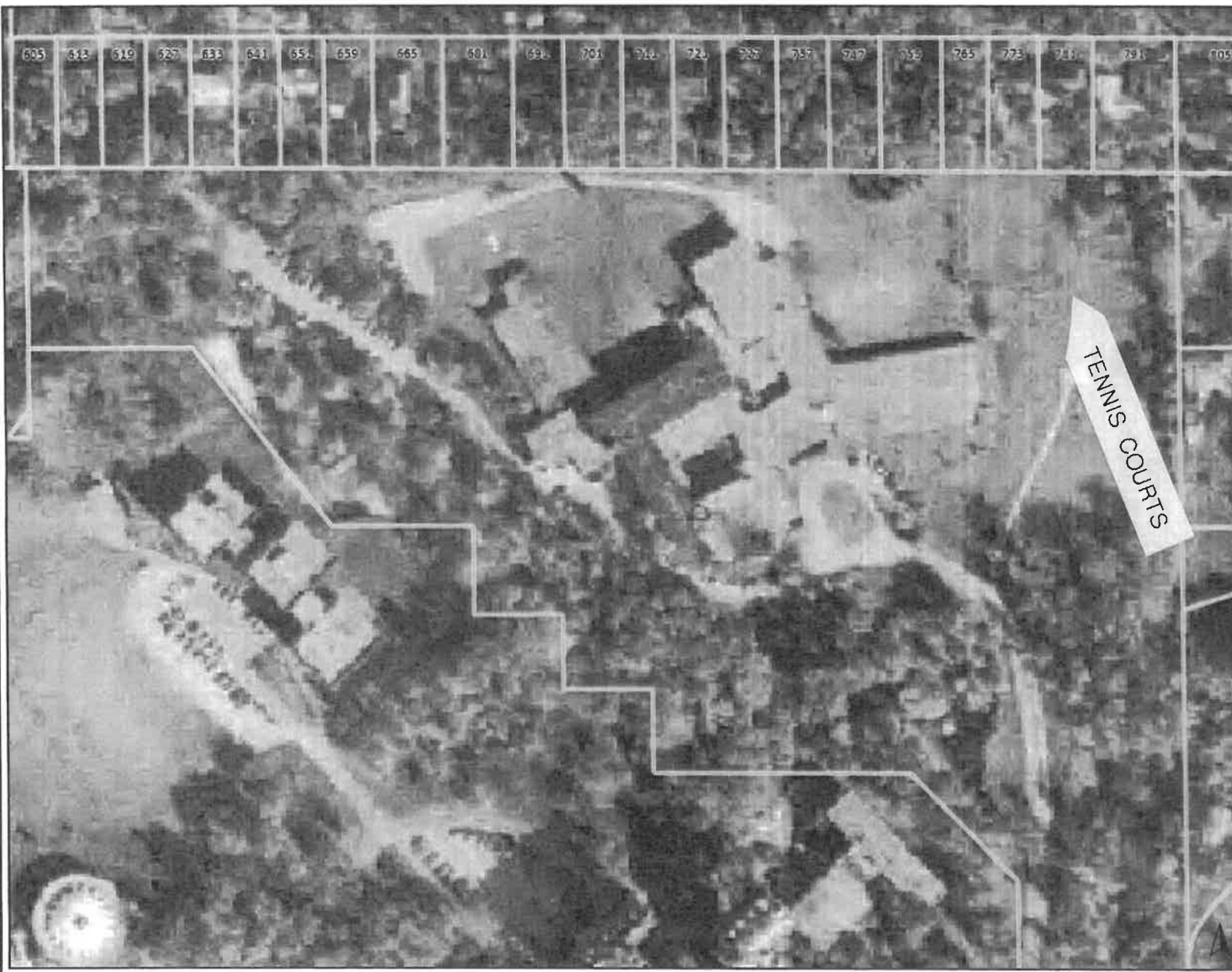
Woodlands Academy - Special Use Permit Amendment



Woodlands Academy and Surrounding Zoning Districts



# GIS Consortium | 1974 Air Photo



**Legend**



**Print Date: 3/24/2022**

**Notes**

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

1974 AIR PHOTO

# GIS Consortium 1993 Air Photo



**Legend**

0 300 600  
ft

Print Date: 3/25/2022

**Notes**

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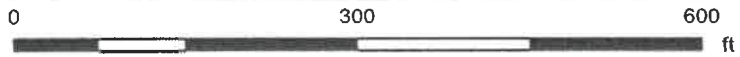
1993 AIR PHOTO



# GIS Consortium 2002 Air Photo



**Legend**



**Print Date: 3/24/2022**

**Notes**

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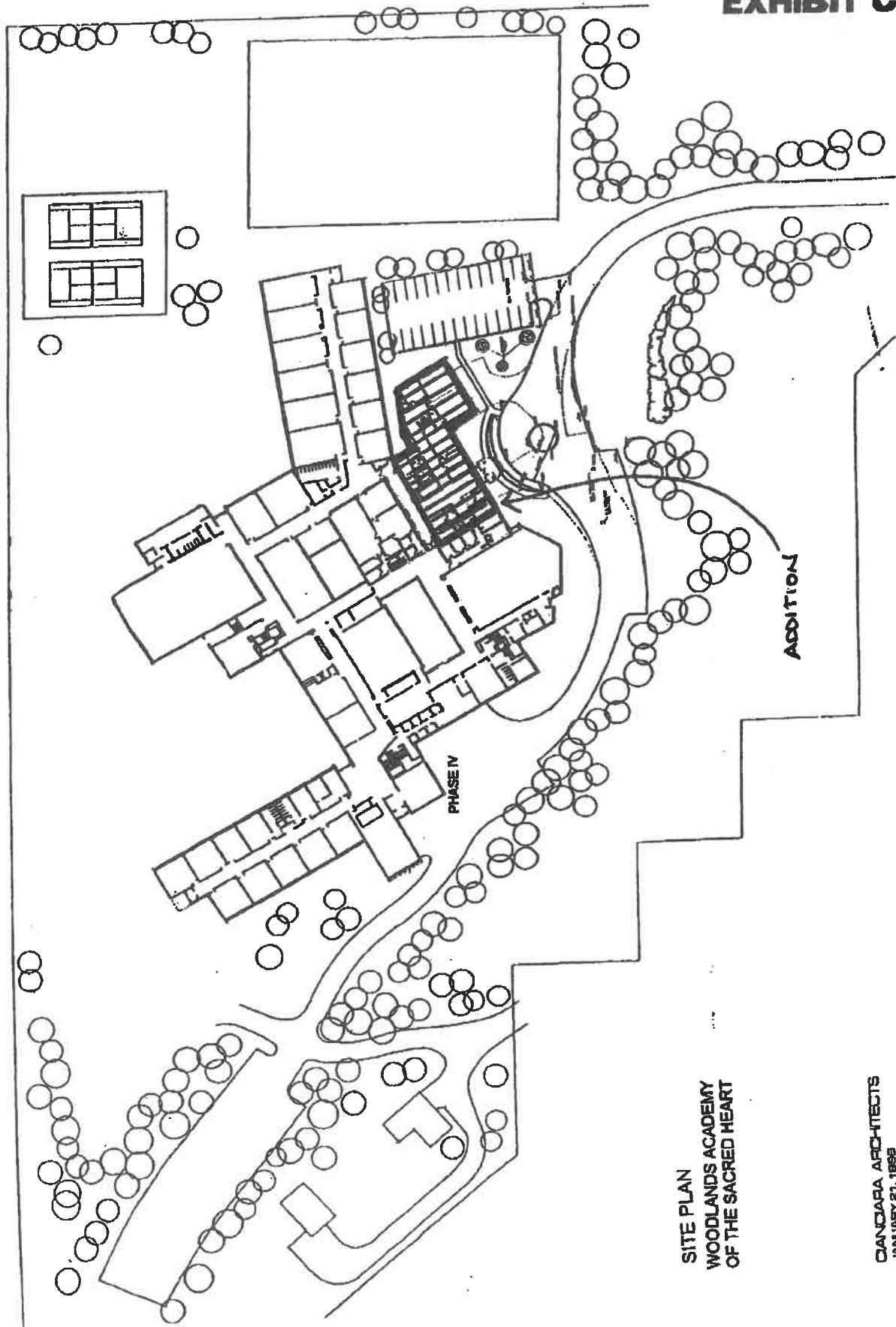
2002 AIR PHOTO

## **Background**

Campus Plans from 1998, 2008 and 2012 Approvals  
(referenced in staff report)

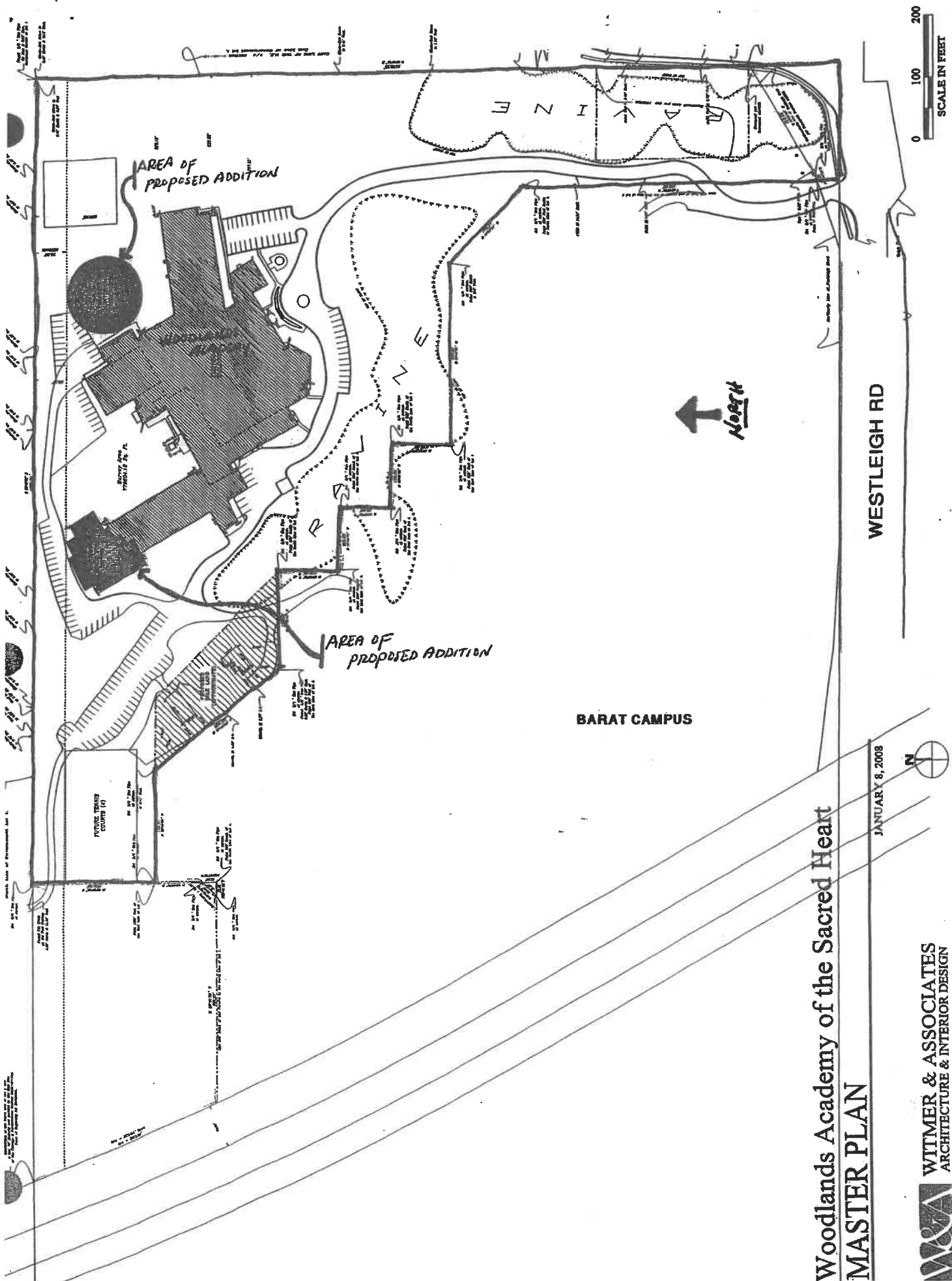
Current Special Use Permit Ordinance (2013)

**EXHIBIT C**



SITE PLAN  
WOODLANDS ACADEMY  
OF THE SACRED HEART

DANCARA ARCHITECTS  
JANUARY 21, 1998



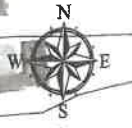
**Woodlands Academy of the Sacred Heart  
MASTER PLAN**

JANUARY 8, 2008

**WITMER & ASSOCIATES**  
ARCHITECTURE & INTERIOR DESIGN



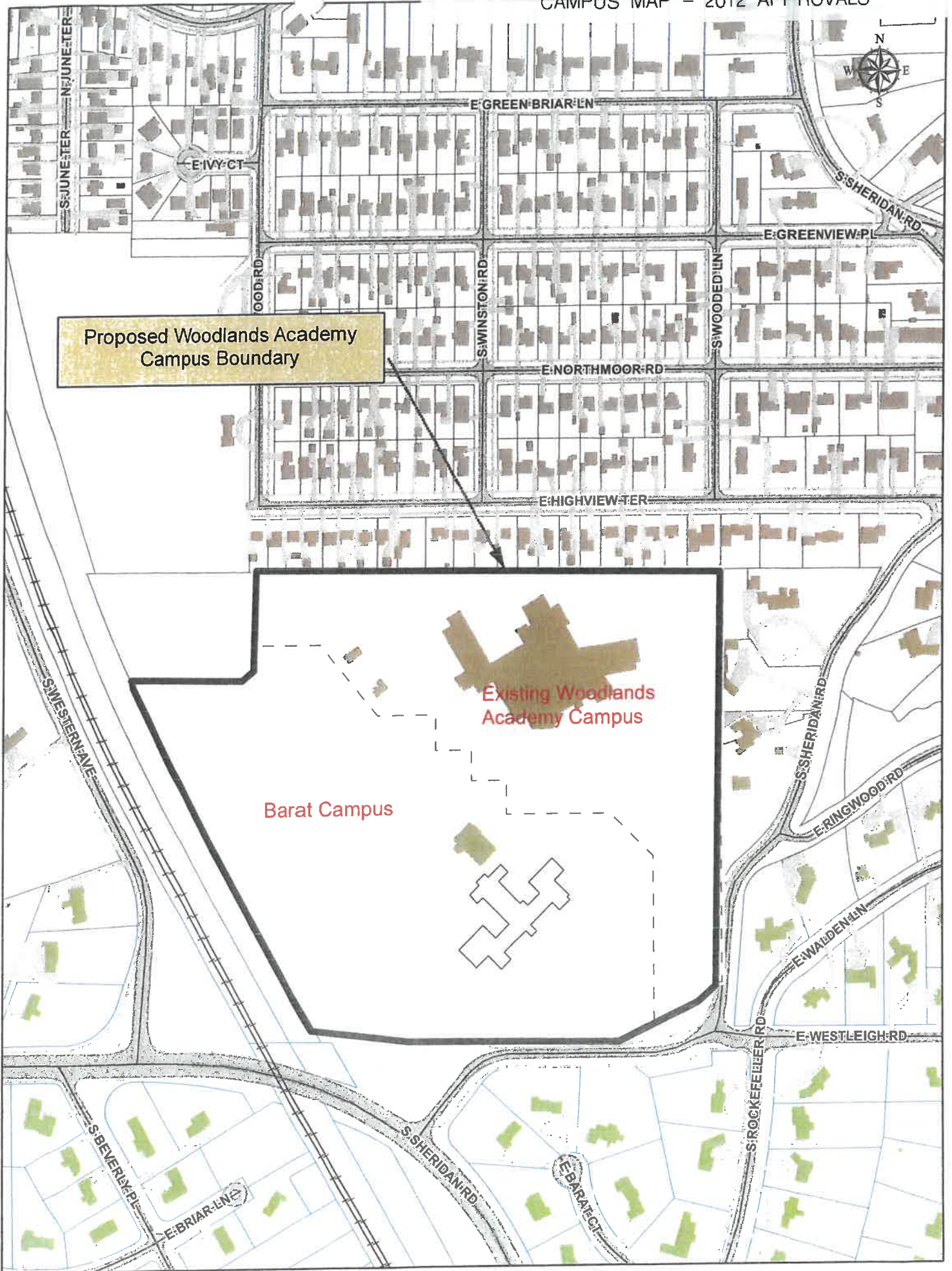
CAMPUS MAP - 2012 APPROVALS



Proposed Woodlands Academy  
Campus Boundary

Existing Woodlands  
Academy Campus

Barat Campus



# Woodlands Academy of the Sacred Heart

## Combined Campus Master Plan Phase I

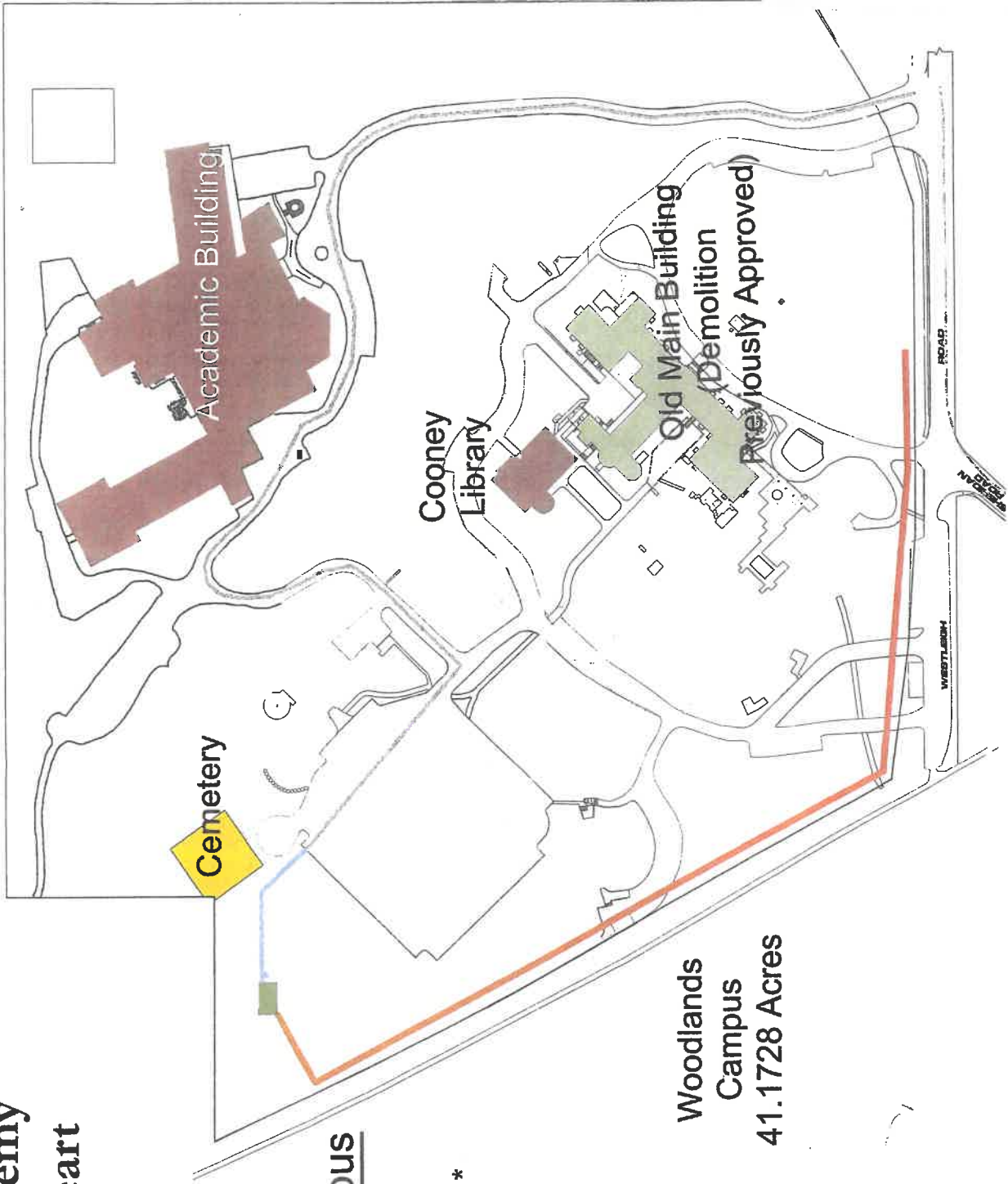
### Alterations to Campus

- Cell Tower Site
- Utility Easement
- Temporary Access Easement\*
- Gravel Road

### Items Unchanged

- Two Campus Buildings
- Cemetery
- Other Unchanged Areas
  - Primary Entryway
  - Ravines
  - Front Lawn
  - Existing Roads and Sidewalks

Woodlands  
Campus  
41.1728 Acres



\* Access Easement will be adjusted to correspond to future roadway changes.

THE CITY OF LAKE FOREST  
ORDINANCE NO. 2013 - 54

CURRENT SPECIAL  
USE PERMIT - 2013

**AN ORDINANCE APPROVING PHASE 2 OF THE CAMPUS MASTER PLAN  
FOR WOODLANDS ACADEMY OF THE SACRED HEART  
(760 E. WESTLEIGH ROAD)**

**WHEREAS**, on February 21, 2012 the City of Lake Forest (the "City") granted approval of a special use permit (the "SUP") to Woodlands Academy of the Sacred Heart ("Woodlands") for the campus legally described in Exhibit A attached hereto and made a part hereof (the "Campus"); and

**WHEREAS**, the SUP authorized the incorporation of the former Barat Campus into Woodlands Campus and the continued use of the "combined" Campus for educational purposes in a residential zoning district subject to conditions of approval; and

**WHEREAS**, the property owners, Woodlands Academy of the Sacred Heart have filed a petition (the "Petition") requesting approval of Phase 2 of the Campus Master Plan (the "Master Plan - Phase 2") consistent with the conditions of the SUP; and

**WHEREAS**, the SUP authorized the demolition of Old Main once the conditions of approval are fully satisfied; and

**WHEREAS**, the proposed Master Plan - Phase 2 provides for improved access to the campus, new athletic fields, additional parking, reconfigured road and walking paths and the preservation of open space; and

**WHEREAS**, the Petition was filed in accordance with the regulations of Section 46-24, Special Uses, of the Lake Forest Zoning Code; and

**WHEREAS**, the City Plan Commission did conduct a public hearing on the Petition on July 17, 2013 and, after having fully heard and having considered the evidence and testimony by all those who wished to testify and, after deliberating, voted 6 to 0 to recommend approval of the request subject to conditions of approval and made the following findings:

1. Woodlands Academy is an established Lake Forest educational institution. The incorporation of the former Barat Campus into the Woodlands Academy Campus was approved by the City Council through the adoption of the SUP on February 21, 2012.
2. The improvements proposed in Phase 2 of the Master Plan are consistent with previous discussions and are as anticipated.
3. The improvements proposed in Phase 2 of the Master Plan will not be injurious to the use and enjoyment of other properties in the immediate vicinity and will not endanger the public welfare. These improvements will clean up a site that has become an eyesore in the community.
4. Adequate utilities exist and can be extended to provide the necessary service to the improvements proposed as part of Phase 2.
5. Implementation of Phase 2 of the Master Plan will proceed in a manner consistent with all applicable Code regulations and in particular, the regulations of the R-4 Zoning District except as otherwise set forth in the Woodlands Academy Special Use Permit.

**WHEREAS**, the City Council concurs with the findings of the Plan Commission and, subject to the terms and conditions herein set forth, finds and determines that it is in the best interests of the City and its residents to approve the Petition and amend the SUP as set forth in the Ordinance.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF LAKE FOREST, ILLINOIS:

**SECTION ONE. Recitals:** The foregoing recitals are incorporated into this Ordinance as if fully set forth.

**SECTION TWO. Approval of Master Plan - Phase 2** In accordance with the

SUP, the City Council hereby approves the Master Plan - Phase 2 attached hereto as Exhibit B and by this reference, made a part hereof, subject to the following conditions of approval. Said Master Plan - Phase 2 identifies the location of athletic fields, additional parking, preserved open space and roads and pathways.

1. No improvements beyond those indicated on the Master Plan – Phase 2 are authorized.
2. Prior to use of the new athletic fields, internal roads and parking areas on the Woodlands Campus, and the relocation of the eastern driveway entrance to Woodlands Academy Campus shall be completed and in full use.
3. Concurrent with the modifications to the driveway entrance to the campus, painted crosswalks on Sheridan Road must be relocated as directed by the Police Department and City engineering to identify areas appropriate for pedestrian crossings.
4. All new hardscape including roads, parking spaces and pathways shall be located outside of the 20' ravine steep slope setback. No encroachment into the steep slope setback is permitted unless authorized through a separate variance process.
5. A comprehensive plan for safety and security lighting shall be submitted for staff review. Prior to the issuance of a permit to install the lighting, staff shall confirm that lighting is directed internally to the site and does not negatively impact neighboring residential properties or streetscapes. A lighting reduction plan shall accompany the lighting plan detailing the hours lighting will be illuminated and to respect the "right to night" of the surrounding community while at the same time addressing safety and security issues.
6. In the event that the City owned triangle parcel and former right-of-way are incorporated into the Woodlands Campus, a connection to the existing bicycle path must be maintained across this area from Sheridan Road.
7. Prior to construction of any of the proposed improvements, all required approvals and permits must be obtained from the City. City reviews shall identify negative impacts, if any, that the proposed improvements may have on the ravines and if determined to be necessary by City Engineering staff, measures to mitigate erosion or stabilize the ravines shall be required as a condition of the permits for the related improvements.

**SECTION THREE: Amendment to Ordinance.** Any amendments to the terms, conditions, or provisions of this Ordinance that may be requested after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in Section 46-24 of the Zoning Code, or by an amendment to the SUP itself in the manner provided in the Zoning Code and by applicable law. Nothing in this Ordinance amends or otherwise modifies the terms and conditions of the SUP.

**SECTION FOUR: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if Owners have not (i) executed and (ii) thereafter filed with the City Clerk, within 60 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit C and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS 3<sup>rd</sup> DAY OF September, 2013.

AYES: Alderman Novit, Waldeck, Moore, Reisenberg, Tack, Palmer + Adelman

NAYS: 0

ABSENT: Alderman Pandabon

ABSTAIN: 0

APPROVED THIS 3<sup>rd</sup> DAY OF September, 2013.

  
\_\_\_\_\_  
MAYOR

ATTEST:  
  
\_\_\_\_\_  
City Clerk

## EXHIBIT A

### Legal Description of Woodlands Academy of the Sacred Heart Campus

THAT PART OF GOVERNMENT LOT 1 OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF WESTLEIGH ROAD WITH A LINE WHICH IS 190 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE NORTH ALONG SAID PARALLEL LINE TO A POINT WHICH IS 800 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1; THENCE NORTHWESTERLY TO A POINT WHICH IS 680 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1 AND 310 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE WEST OF THE EAST LINE OF SAID LOT; THENCE NORTH PARALLEL WITH SAID EAST LINE TO A POINT WHICH IS 585 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT TO A POINT WHICH IS 700 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT TO A POINT WHICH IS 500 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT TO A POINT WHICH IS 800 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT TO A POINT WHICH IS 400 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT TO A POINT WHICH IS 980 FEET WEST OF THE EAST LINE OF SAID LOT THENCE NORTHWESTERLY TO A POINT WHICH IS 200 FEET SOUTH OF THE NORTH LINE OF SAID LOT AND 1115 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT TO A POINT WHICH IS 1300 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE NORTH PARALLEL WITH THE EAST LINE OF LOT TO THE NORTH LINE OF SAID GOVERNMENT LOT 1; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO THE POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF WESTLEIGH ROAD AS DEDICATED PER DOCUMENT NO. 428013; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF ROAD, AS DEDICATED TO AN ANGLE POINT IN SAID ROAD; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID ROAD TO THE PLACE OF, IN THE COUNTY OF LAKE, IN THE STATE OF ILLINOIS.

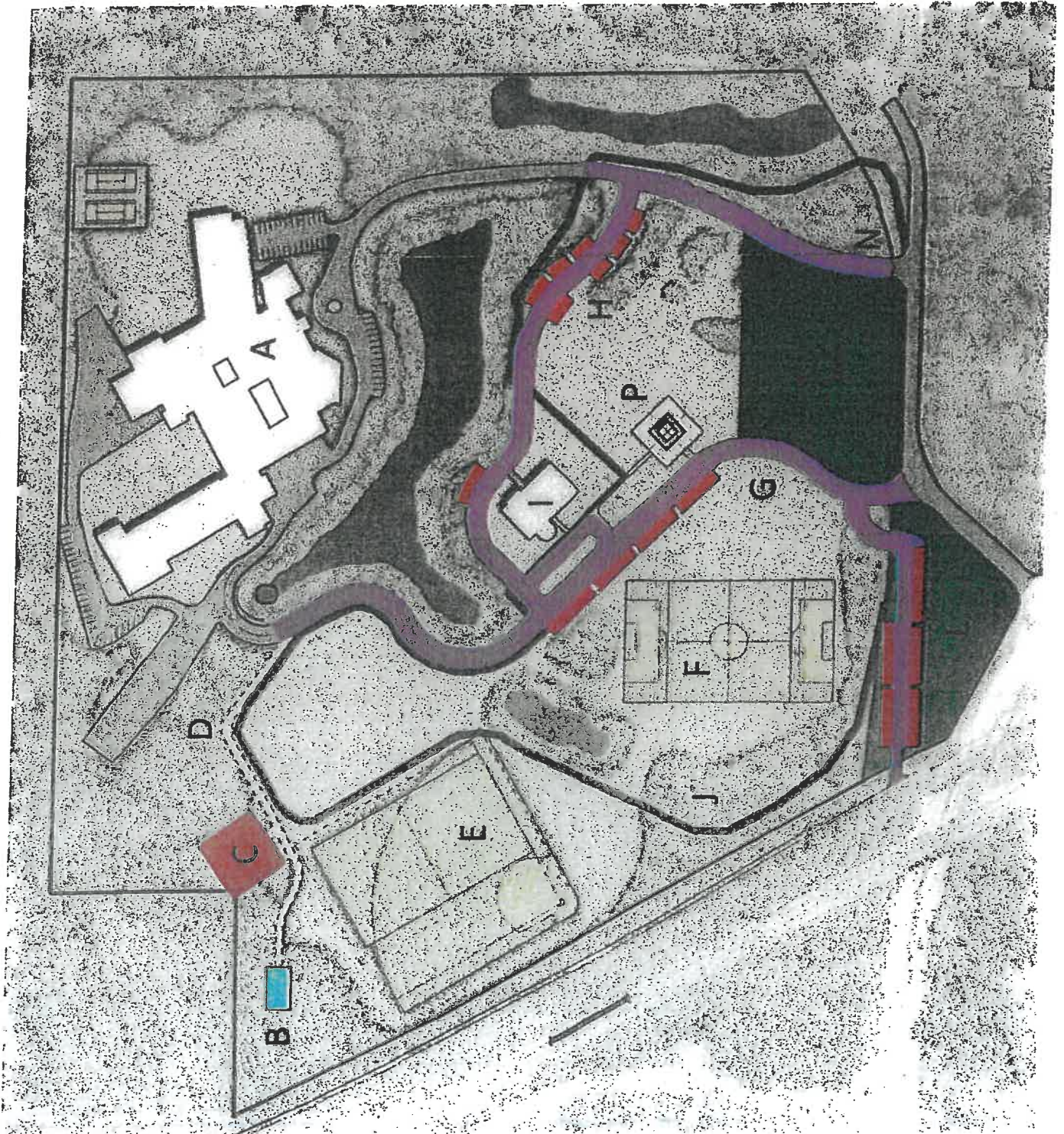
AND

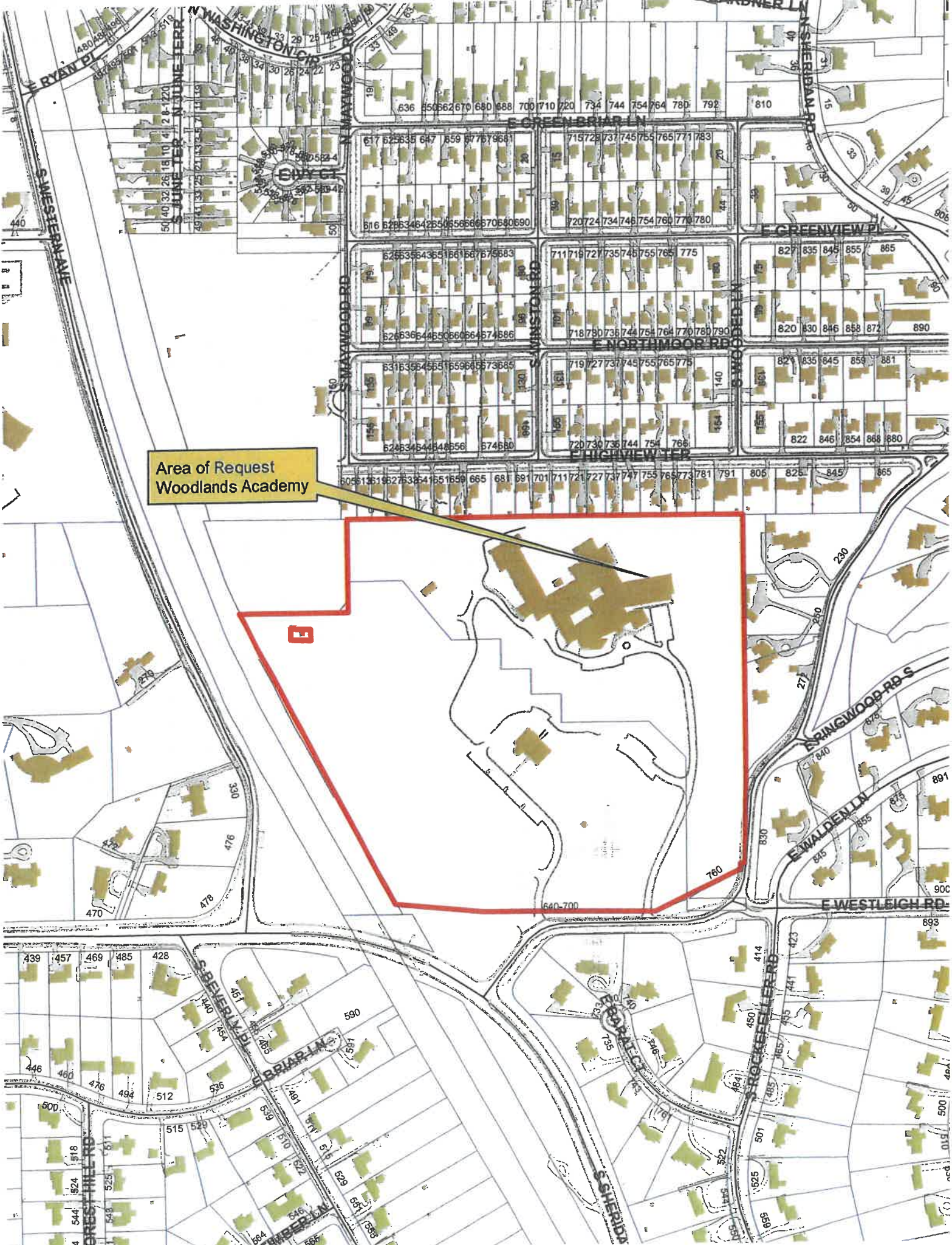
THAT PART OF GOVERNMENT LOT 1 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF WESTLEIGH ROAD WITH A LINE WHICH IS 190 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE NORTH ALONG SAID PARALLEL LINE TO A POINT WHICH IS 800 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1; THENCE NORTHWESTERLY TO A POINT WHICH IS 680 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1 AND 310 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT TO A POINT WHICH IS 800 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE NORTH PARALLEL WITH SAID EAST LINE TO A POINT WHICH IS 585 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT TO A POINT WHICH IS 700 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT TO A POINT WHICH IS 500 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT TO A POINT WHICH IS 800 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT TO A POINT WHICH IS 400 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT TO A POINT WHICH IS 980 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE NORTHWESTERLY TO A POINT WHICH IS 200 FEET SOUTH OF THE NORTH LINE OF SAID LOT AND 1115 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT TO A POINT WHICH IS 1300 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT TO A POINT WHICH IS 300 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT TO THE POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF THE 70 FOOT STRIP OF LAND LYING EASTERLY AND ADJOINING THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE 70 FOOT STRIP TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF WESTLEIGH ROAD AS DEDICATED PER DOCUMENT NO. 428013; THENCE EASTERLY FOLLOWING THE COURSE OF THE NORTH LINE OF WESTLEIGH ROAD TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

# Woodlands Academy Master Plan Phase II

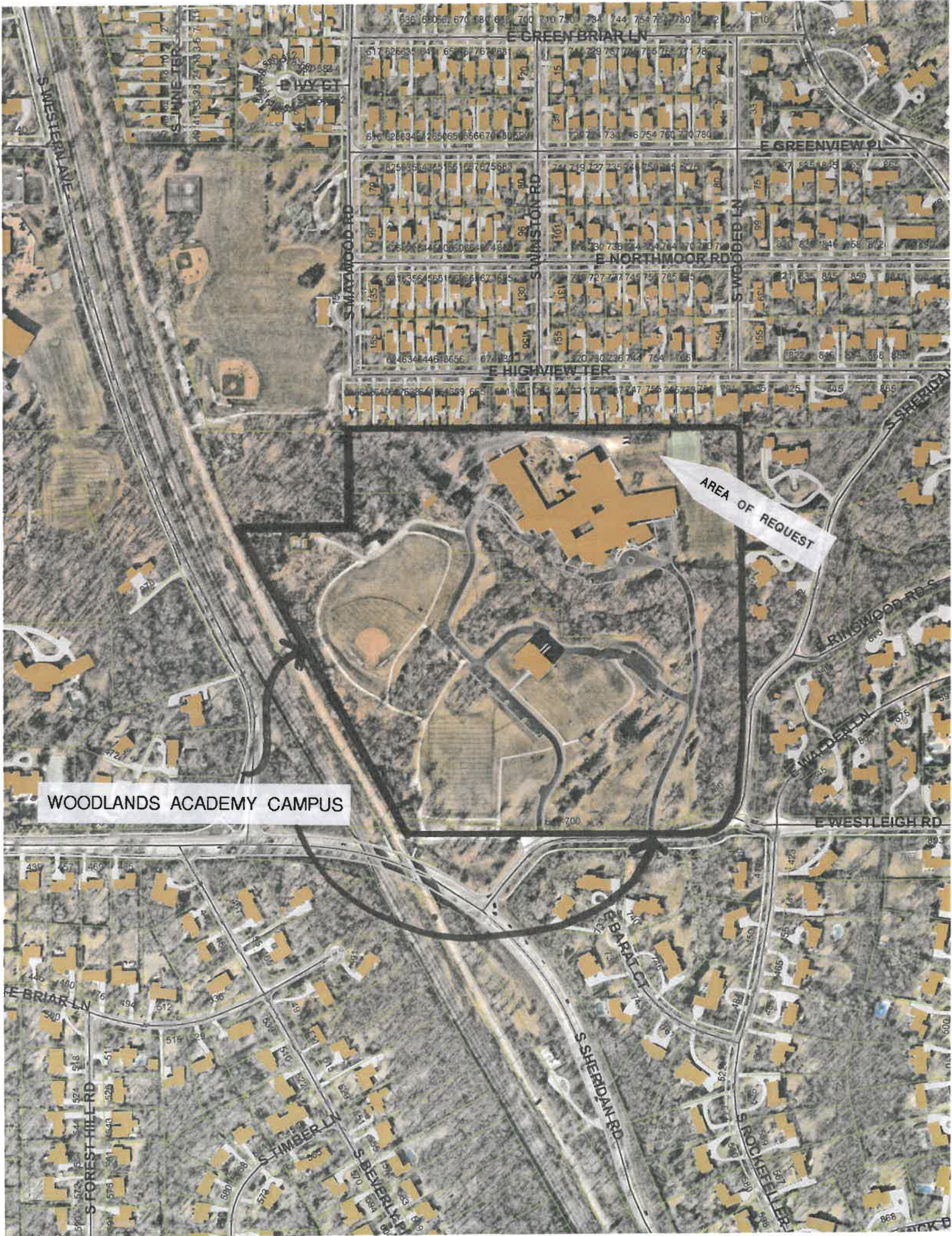
## Phase 2 - Woodlands Academy Campus Master Plan

- A - Main Academic Building
- B - Cell Tower Site
- C - Cemetery
- D - Tower Access Road
- E - Softball / All Purpose Field
- F - Field Hockey / Soccer Field
- G - Roadways
- H - Parking
- I - Cooney Building
- J - Walking Path
- K - Public Lawn - Conservation Easement
- L - City Property Conservation Easement
- M - Ravine
- N - Front Entryway - Signage
- O - Guard Rail
- P - Cupola





Area of Request  
Woodlands Academy



WOODLANDS ACADEMY CAMPUS

AREA OF REQUEST

**Materials Submitted by the Petitioner  
From the Previous Packet**

Woodlands Academy - Special Use Permit Amendment



**The City of Lake Forest  
ZONING BOARD OF APPEALS**

Application for Amendment to Existing Special Use Permit

Property Address: 760 E. Westleigh Road                      Zoning District – R-4 \_\_\_\_\_

Existing Use: Private/Catholic All-Girls' High School & Campus

Proposed Use/Change to Facility: The replacement and addition of five (5) regulation tennis courts. Paving improvements to the access road and parking areas serving the gymnasium and tennis courts north of the school building.

Property Owner(s)	Applicant (if different from owner)
Name: <u>Woodlands Academy of the Sacred Heart, Lake Forest, Illinois</u>	Name <u>Robert O'Donnell</u>
Address: <u>760 E. Westleigh Road Lake Forest, IL 60045</u>	Address <u>28045 N. Ashley Circle, Suite 101 Libertyville, IL 60048</u>
Email: <u>dnichols@woodlandsacademy.org</u>	Email <u>rodonnell@och-law.com</u>
Phone: <u>(847) 234-4300</u>	Phone <u>(847) 367-2750</u>
Relationship to Property <u>Owner</u>	Relationship to Property Owner <u>attorney</u> (attorney, architect, other)

BENEFICIAL INTERESTS                      Owner/Attorney/Representative)

Corporation	<u>X</u> (see exhibit A)
Partnership	_____ (see exhibit B)
Trust, land or other	_____ (see exhibit C)

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

**SIGNATURES**

*Synda Mooney*                      2/4/22  
Owner    Date

Owner \_\_\_\_\_ Date \_\_\_\_\_  
*Robert O'Donnell*                      2/4/22  
Applicant    Date

**APPLICANT'S REPRESENTATIVES**

**ARCHITECT** \_\_\_\_\_

**FIRM** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**PHONE** \_\_\_\_\_

**ATTORNEY** Robert O'Donnell

**FIRM** O'Donnell Callaghan LLC

**ADDRESS** 28045 N. Ashley Circle, Suite 101

Libertyville, IL 60048

**PHONE** (847) 367-2750

**ENGINEER** Mike Bleck

**FIRM** Bleck Engineering

**ADDRESS** 1375 N. Western Avenue

Lake Forest, IL 60045

**PHONE** (847)295-5200

**BUILDER** \_\_\_\_\_

**FIRM** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**PHONE** \_\_\_\_\_

**SURVEYOR** \_\_\_\_\_

**FIRM** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**PHONE** \_\_\_\_\_

**LANDSCAPE ARCH.** Kathryn Talty

**FIRM** Kathryn Talty Landscape Architecture, Inc

**ADDRESS** 45 Longmeadow Road

Winnetka, IL 60093

**PHONE** (847)612-5154

**ARBORIST** \_\_\_\_\_

**FIRM** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**PHONE** \_\_\_\_\_

**OTHER** \_\_\_\_\_

**FIRM** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**PHONE** \_\_\_\_\_



## Statement of Intent

Woodlands Academy of the Sacred Heart, founded in 1858, is an independent, Catholic, college preparatory day and boarding school for young women grades 9 through 12. In 1904, the Academy of the Sacred Heart moved to its current location on a wooded parcel at the intersection of Westleigh Road and Sheridan Road in Lake Forest. The campus grew over the years to eventually host two sister schools, Barat College and Woodlands Academy. In 2012, after Barat closed its doors, Woodlands expanded its own campus to include the property that was occupied by the former Barat College. The re-consolidated campus of approximately 41 acres exists where it has for 117 years.

As part of the consolidation of the parcels that comprise today's Woodlands campus, a Master Plan was approved by the City of Lake Forest. Among the provisions of this Master Plan were public interests such as preservation of the Ravines and Open Space. Other provisions were written to ensure that Woodlands Academy, with City approval, can develop its campus in a way that is consistent with its educational mission.

Today we seek a modest but meaningful improvement to the Woodlands Academy campus. The scope of this project includes the replacement of two, outdated tennis courts with five new tennis courts and reconfiguration and paving of two existing gravel parking areas. This project will allow the school's athletic and physical education programs to remain vibrant while improving stormwater management, ADA accessibility on the site and the natural vegetative border along the north property line. Included with this application are a set of site plans prepared by Kathryn Talty Landscape Architecture, detailing the proposed improvements.

Prior to this application, our team of design professionals and school administrators explored various options for the location of the tennis courts and determined that no other location was as viable or as minimally impactful to the site. Drawing 1 of the Talty plans is a site plan produced by Bleck Engineering that shows the locations that were explored. The campus, though expansive, is confined by natural attributes such as mature trees, topography and the ravines. Existing structures, playing fields and the cemetery further reduced the buildable envelope. Drawing 1 identifies certain of these development constraints, three alternative locations considered for the tennis courts, identified as "A", "B", and "C", and the location ultimately selected, identified as "D".

One of the first locations explored ("A") was the possibility of placing the tennis courts north of the softball field. *See*, Drawing 1. However, there is a severe grade change of up to 13 feet at this proposed location, which leads to grading and engineering challenges, as well as considerable additional costs. Tennis and softball taking place literally back-to-back are not compatible athletic events such that crowding these two sports fields adjacent to one another is undesirable, and may lead to safety concerns as well. Finally, the tennis courts, unlike the softball field, are used for daily physical education classes, and this location is far from the gymnasium, restrooms, and locker rooms, which would lead to interruptions in class time.

Another alternative ("B") considered locating the tennis courts on open space adjacent to the soccer field. *See*, Drawing 1. This location presents an aesthetic concern, as it would interfere with sightlines from Westleigh Road, making the tennis courts, and not the beautiful Gloria Dei Center, the introduction to Woodlands Academy for drivers heading eastbound on Westleigh. Moreover, this location would crowd the tennis courts next to the soccer field, and is also far from the gymnasium, restroom and locker rooms.

The third alternative location considered for the tennis courts ("C") is the open space southeast of the Gloria Dei Center. This location, as the geographic center of campus and immediately adjacent to the Gloria Dei Center, is earmarked for future building expansion. Moreover, this location has grading challenges as well,

as the grade changes 10' from one end of the proposed court location to another, presenting engineering and practical difficulties, as well as extraordinary, unnecessary costs.

Applying sensitivity to the external-facing greenspace, the Quiet Trail and the overall pastoral nature of the campus, the most appropriate location for the new tennis courts is the same location the tennis courts have existed for decades, at the northwest corner of the campus ("D").

The courts, which are utilized for physical education classes, are currently adjacent to the gymnasium and multi-purpose field, making this spot the most functional location for school curricula. The additional courts will allow the Woodlands tennis team to practice and compete in IHSA matches on their home-court. The courts existing today are insufficient for our use, half of the tennis team must travel off-site to a public park every day for practice. This creates an undue burden on the coaches, dividing their resources to transport and ensure the safety of our student-athletes.

The vehicular infrastructure is currently in place; however, the parking areas are disorganized, unpaved, loose gravel. The proposed paving and improvement to the vehicular circulation will benefit school parents, visitors and neighbors by creating a striped parking area and a structured drop-off. This improvement will allow efficient movement of traffic, preventing 3-point turns and unnecessary vehicular noise from safety back-up beepers or the lengthy queuing of cars. The paved parking areas will be more ADA friendly by providing safe, level pedestrian circulation to the gymnasium for our students and visitors with mobility issues. Asphalt paving will also prevent airborne dust and gravel migration into our neighbors' yards.

Woodlands respects its neighbors' concerns and has taken every effort to meet with nearby property owners and incorporate their comments into its proposed improvement plans. Woodlands believes this project truly contemplates not only an improvement to the aesthetics, functionality, and value of its own treasured campus, but also to the relationship between the campus and its neighbors.

## Criteria for a Special Use

*The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.*

This project seeks to improve and expand upon two, existing uses on the north side of the campus.

Two tennis courts which have existed on the property for more than fifty years will be removed and replaced with five new courts. These courts have been in this location, our "back yard" since the construction of the building in 1961. Over this time, they have proven not to be detrimental to the public in any way.

The parking lot improvements proposed to be constructed in the rear of the building near the tennis courts will replace and improve an existing, gravel parking area with asphalt paving and defined parking spaces, including ADA-compliant spaces. The project also includes construction of an ADA-compliant path from the accessible parking spaces to the tennis courts, gymnasium, and school entrance.

*The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*

The use of the courts is limited to daylight hours and primarily serves the student population of the school. The existing courts are located approximately twelve feet from the north property line. The new courts will be located farther back from the north property line, creating a 25' setback between the existing use and the backyards of the neighbors to the north. The new courts, like the existing courts, will not have any lighting and therefore will only be used during daylight hours.

The proposed landscaping will greatly enhance the existing, sparse, deciduous vegetative buffer between the parking area and tennis courts and the properties to the north. Existing trees of value will be preserved and supplemented with additional, evergreen trees and other landscaping to improve the year-round vegetative screen.

The existing exterior lighting at the gymnasium will be replaced with new lighting which reduces the impact of the lighting on neighboring properties. Moreover, the parking lot improvements include construction of a turn-around which increases drop-off efficiency, and will reduce the amount of "back-up" beeping from commercial vehicles.

Properties in the neighborhood to the north have been bought and sold for years without any discernible diminution in value as a result of their location near the subject property.

*The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

The tennis courts and parking lot are uses which have existed on this location within the property for decades, and have not impeded the normal and orderly development and improvement of the surrounding, residential properties, which are fully developed.

*The exterior architectural appearance and functional plan of any proposed structure will not be incompatible with either the exterior architectural appearance and functional plan of structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district so as to cause a substantial depreciation in the property values within the neighborhood.*

The campus is in the R-4 zoning district, surrounded by a variety of other, primarily residential districts. To the northeast, the property is bordered by a park in the Open Area district. Adjacent to the park and abutting the campus's north property line is a neighborhood in the R-1 district. East of the campus lie more residences in the R-4 historic district, and to the southeast of the campus is the R-3 district. Directly south of the campus, the homes are in the R-2 district. On the west, the campus is bordered by Western Avenue and railroad tracks, beyond which lie more homes in the R-4 district.

The proposed improvements will be more attractive and more functional than the existing gravel driveway and tennis courts that have existed on the property for the past fifty years without causing a substantial depreciation in the property values within the surrounding neighborhoods. The aesthetic and functional plan of the new driveway, with its increased efficiency and additional landscaping, will improve the physical relationship of this section of the campus with its closest neighbors to the north. The additional landscaping and replaced lighting will result in the campus having less of an impact on adjacent properties, likely enhancing surrounding property values. The parking area and tennis courts, buffered by the increased landscaped screening to be added, will be of low visual impact. Moreover, a fifty-year-old tennis court will be replaced with brand-new courts located farther off the property line. Overall, there is nothing about the proposed improvement that would cause "substantial depreciation in property values within the neighborhood"; much more likely, the opposite effect.

*Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.*

All of the proposed improvements are fully engineered and will provide for efficient stormwater management of the subject property as it relates to the surrounding properties.

*Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*

The primary purpose for repaving the access drive and improving the gravel parking areas is to minimize traffic congestion on the campus and thus improving traffic flow onto public streets.

*The special use shall conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council.*

This request is for an amendment of an existing Special Use Permit that has proven to be in conformity with the applicable regulations of the district in which it is and has been located for several decades. The proposed changes are consistent with the existing Special Use Permit and necessary for the continued success of the school. Woodlands Academy deeply values its relationship with our neighbors and the City of Lake Forest.



**BERKSHIRE  
HATHAWAY**

HomeServices

Chicago

March 11, 2023

To whom it may concern:

It has come to my attention that some parties may be concerned about the value of their homes with the proposed construction to the athletic fields at

Woodlands Academy. From what I have seen with the proposed modifications, I don't see it affecting home values. The adjustments are just *not* extreme enough to make an economic impact.

A nearby example would be the homes surrounding South Park.

South Park is located immediately adjacent to the north side of the Woodlands

Academy property. This park recently went through major renovations, including adding a basketball court, multiple tennis courts, and a bocce ball court. This construction did not impair or adjust any home values in the vicinity.

I have sold homes in the subdivision North of Woodlands and have told my clients that it is a bonus to back up to the school fields. These parties aren't looking into other yards and the use of the fields is not year round.

In my career, I have done numerous home evaluations in the area and have never once deducted value based on the school. The addition of tennis courts and a turnabout really will not cause a price adjustment. When evaluating homes in the area one concentrates on the condition of the home, price per square foot, updates and general feel for the home.

Some homes to look at would be:

**2 N. June Ter,**

Sold on 11/1/20. It was 1456 Sq ft and sold for \$440,000 (\$302 per sq ft)

**40 Washington Cir**

Sold on 7/6/21. It was 1284 sq ft and closed for \$420,000 (\$327 per sq ft)

**744 Northmoor Rd**

Sold on 8/5/21. It was 1637 Sq Ft and sold for \$480,500 (\$294 per sq ft)

These values are similar to homes on the property line in terms of price per sq ft.

Please don't hesitate to reach out should you have any questions.

Sincerely,

*Maureen O'Grady-Tuohy*

Maureen O'Grady-Tuohy

(847)845-6444

mogrady@bhhschicago.com

Top 20 Agents (out of 3,800) NSBAR (Q2)

Awarded Crain's Chicago Business "Most Notable Agents" multiple times

Ranked in the top 1% out of 50,000 Berkshire Hathaway agents Nationally

Most transactions 2021, 2022 Home office

Ranked Top 1% (out of 3,800 agents) NSBAR in both sales Volume and number of transactions



In a neighborhood of similar homes, why is one worth more than another? That's the question that's teased buyers and sellers for ages, but the answer is simple.

## Every home is different.

When a home is sold, a willing seller and a willing buyer have just announced to the world the value of that home. From there, other similar homes are benchmarked, but other factors come into play. The most important are:

**Location** - The closer a home is to jobs, parks, transportation, schools, and community services, the more desirable it is.

**Size** - Square footage impacts home values because they're built using more materials. Larger lot sizes mean more privacy.

**Number of bedrooms and baths** - Over time, median homes have grown larger. Decades ago, household members shared bedrooms and baths without complaint, but today, families want more privacy. The median home purchased today is a three-bedroom, two-bath home.

**Features and finishes** - Features such as outdoor kitchens and spa baths make a home more luxurious. A home finished with hardwood floors and granite countertops is going to cost more than a home with carpet and laminate countertops.

**Condition** - The closer a home is to new construction, the more it will retain its value. It's perceived as more modern, up to date, and perhaps safer. Homes that are not updated or in poor repair sell for less. It's a good idea for homeowners to keep their homes updated and in top repair.

**Curb appeal** - From the street, the home looks clean, fresh, and inviting. Fresh landscaping and flowers won't change the size or location, but they certainly add charm.

*When two homes are identical in the same neighborhood, a higher price may come down to something as simple as views, or paint colors, or the overall taste of the homeowner.*

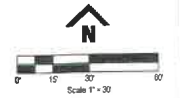
Valuing a home will never be an exact science, but if you buy wisely, keep your home updated and in good repair, you should recoup most if not all of your investment.



engineers | surveyors

Bleck Engineering Company, Inc.  
1375 North Western Avenue  
Lake Forest, Illinois 60045  
7847.295.5200 W bleckeng.com

**ATHLETIC  
CAMPUS  
IMPROVEMENTS**  
Lake Forest, IL



BENCHMARK: Arrow Ball on Fire Hydrant at NE  
Corner of the Gymnasium  
ELEVATION = 597.53  
ALL ELEVATIONS ON THESE PLANS ARE ON  
CITY OF LAKE FOREST (USGS NAVD 88)  
DATUM

ISSUED DATE	ISSUED FOR
05.13.2021	PERMIT

PROFESSIONAL SEAL  
"To the best of our knowledge and belief,  
the drainage of the surface waters will  
not be changed by the construction of  
this project or any part thereof, or that if  
such surface waters drainage will be  
changed, reasonable provisions have  
been made for the collection and  
diversion of such surface waters into  
public areas or drains which the  
developer has a right to use, and that  
such surface waters will be planned for  
in accordance with generally accepted  
engineering practices so as to reduce  
the likelihood of the damage to the  
adjoining property because of the  
construction of the project."

*Michael G. Bleck*  
Michael G. Bleck, PE 05.13.2021  
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Bleck Engineering Company, Inc. 14100 N. Western Avenue, Lake Forest, IL 60045

WOODLANDS ACADEMY  
760 E WESTLEIGH ROAD  
Lake Forest, ILLINOIS 60045  
70-816 Project No.  
MGS/JMS Drawn By  
MGB Checked By

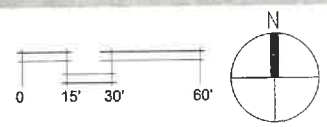
Drawing No.  
Drawing Name  
Overall Site Plan

EXISTING PARKING  
26 STANDARD STALLS  
0 ADA STALLS  
26 TOTAL STALLS  
PROPOSED PARKING  
25 STANDARD STALLS  
3 ADA STALLS  
28 TOTAL STALLS  
TOTAL POST CONSTRUCTION PARKING  
51 STANDARD STALLS  
3 ADA STALLS  
54 TOTAL STALLS

DATE PLOTTED: 05/13/2021 10:00:00 AM. PLOTTER: HP DesignJet T1100. PLOT SCALE: 1" = 30'. PLOT SHEET: 01 OF 01. PLOT STATUS: SUCCESS.



ATHLETIC CAMPUS - SITE PLAN  
SCALE 1"=30'-0"



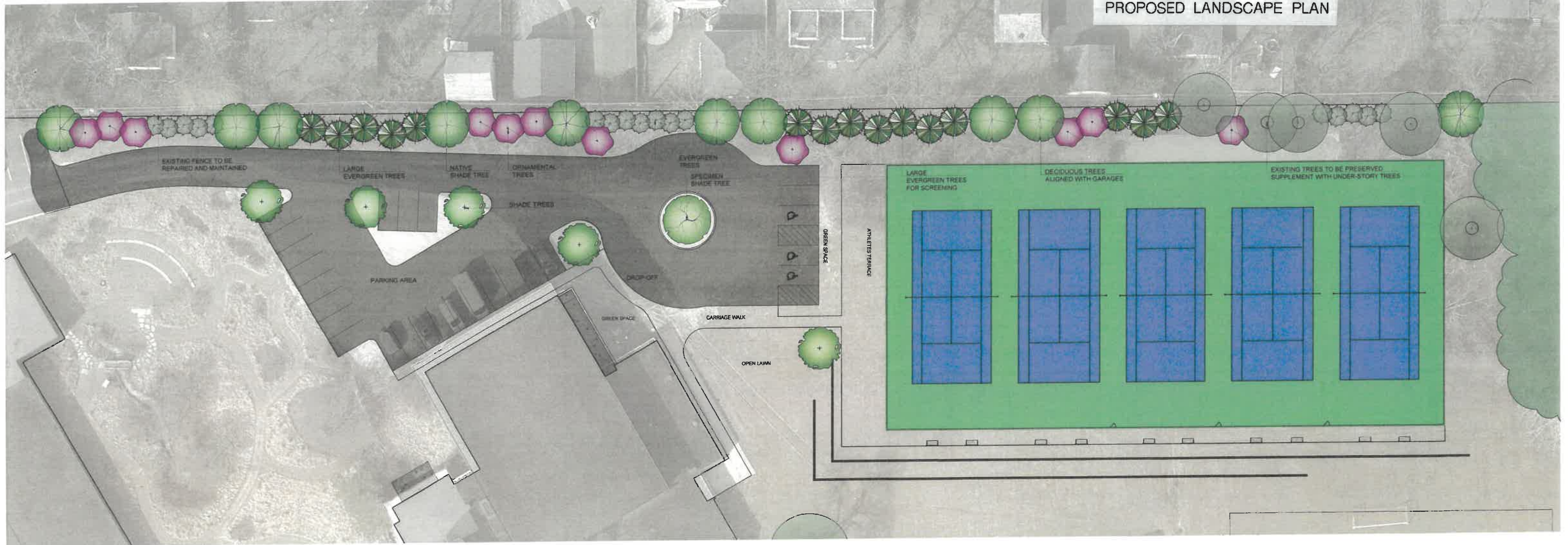
ATHLETIC CAMPUS IMPROVEMENTS  
LAKE FOREST, ILLINOIS

WOODLANDS ACADEMY

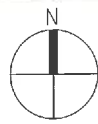
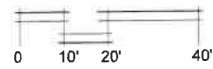
Kathryn Talty  
landscape architecture

Winnetka, Illinois 60093  
847.612.5154  
www.kmtaltydesign.com

DATE:02.01.22



**BUFFER PLANTING**  
SCALE 1"=20'-0"



SHADE AND UNDERSTORY TREE TYPES



EVERGREEN TREE TYPES

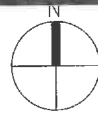
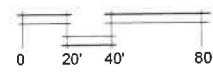


NATURALIZED SCREENING





EXISTING CONDITIONS  
SCALE 1"=40'-0"



ATHLETIC CAMPUS IMPROVEMENTS  
LAKE FOREST, ILLINOIS

WOODLANDS ACADEMY

Kathryn Talty  
landscape architecture

Winnetka, Illinois 60093  
847.612.5154  
www.kmtaltdesign.com

DATE:02-01-22

TENNIS COURTS



EXISTING TENNIS COURTS



AREA OF EXPANSION - WEST



AREA OF EXPANSION - EAST

VEHICULAR ACCESS & PARKING IMPROVEMENTS



PROPOSED DROP-OFF LOCATION



PROPOSED DROP-OFF LOCATION

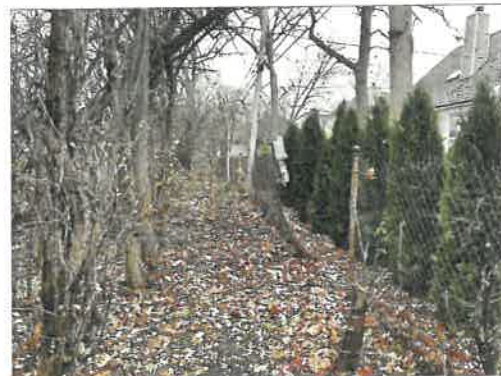


PROPOSED PARKING - AREA OF IMPROVEMENT



PROPOSED PARKING - AREA OF IMPROVEMENT

SITE CONTEXT



NORTH PROPERTY LINE - LANDSCAPE IMPROVEMENTS & FENCE REPAIR



GYM ENTRANCE DROP-OFF LOCATION



EXISTING GYM ENTRANCE



EXISTING ACCESSIBLE PARKING

**ATHLETIC  
CAMPUS  
IMPROVEMENTS  
LAKE FOREST, IL**



ISSUED DATE	ISSUED FOR
12/08/2021	REVIEW
01/19/2021	CITY REVIEW#1
08/05/2021	CITY REVIEW
02/03/2021	SUP EXHIBIT

PROFESSIONAL SEAL  
 "To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of this project or any part thereof, or that if such surface waters drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the developer has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of the damage to the adjoining property because of the construction of the project."

Michael G. Bleck, PE 05.13.2021  
 License No. 002 90003 State of IL  
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 Non-Professional Design Firm 002 90003

WOODLANDS ACADEMY  
 760 E WESTLEIGH ROAD  
 LAKE FOREST, ILLINOIS 60045

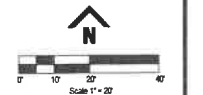
20-816 Project No.  
 MGR/MB Drawn By  
 MGR Checked By

Drawing No.

Drawing Name  
**CAMPUS PLAN**

C:\Users\mbleck\OneDrive\Documents\Projects\20-816\Woodlands Academy Athletic Campus Improvements\20-816-01-Campus Plan.dwg  
 Date: 05/13/2021 10:00:00 AM  
 User: mbleck





BENCHMARK  
ELEVATION =  
ALL ELEVATIONS ON THESE PLANS ARE ON  
CITY OF LAKE FOREST (DEGS NAVD83)  
DATUM

ISSUED DATE	ISSUED FOR
05.13.2021	PERMIT

PROFESSIONAL SEAL  
"To the best of our knowledge and belief,  
the drainage of the surface waters will  
not be changed by the construction of  
this project or any part thereof, or that if  
such surface waters drainage will be  
changed, reasonable provisions have  
been made for the collection and  
conveyance of such surface waters into  
public areas or drains which the  
developer has a right to use, and that  
such surface waters will be planned for  
in accordance with generally accepted  
engineering practices so as to reduce  
the likelihood of the damage to the  
adjoining property because of the  
construction of the project."

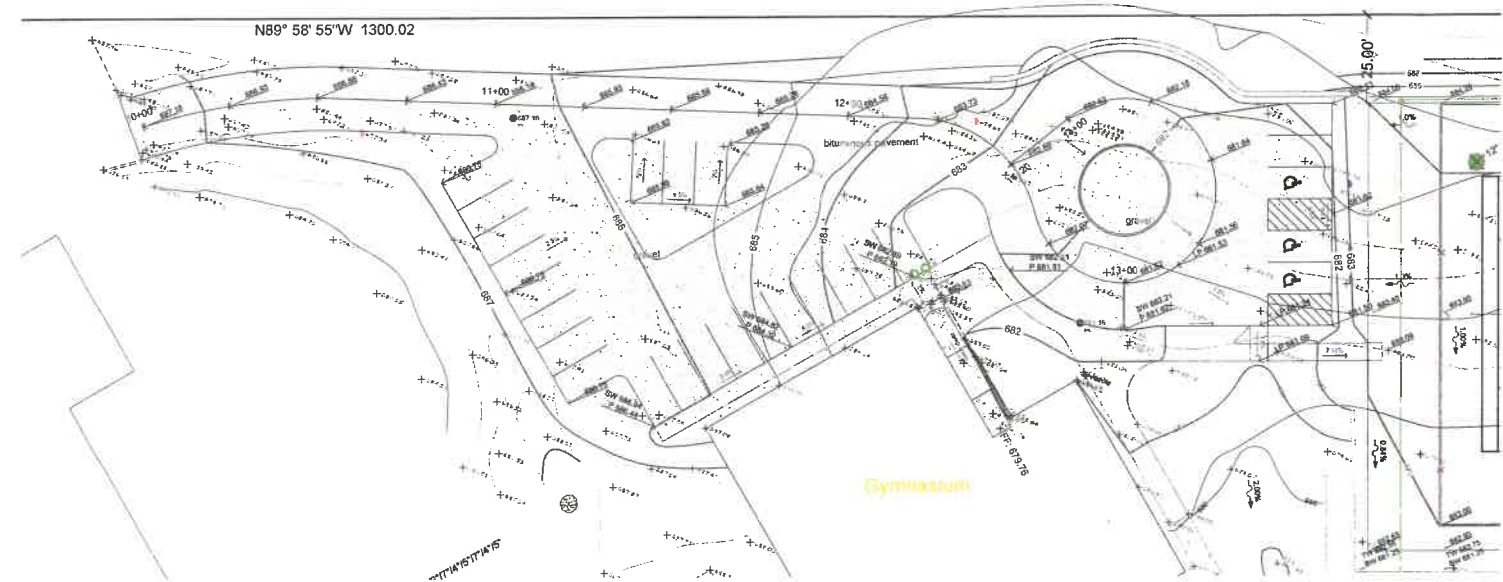
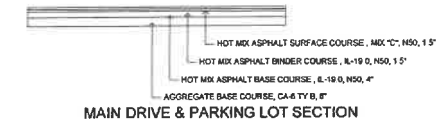
*Michael G. Bleck*  
Michael G. Bleck, PE 05.13.2021  
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Blues Professional Design Inc. 10/2019

WOODLANDS ACADEMY  
760 E WESTLEIGH ROAD  
Lake Forest, ILLINOIS 60045

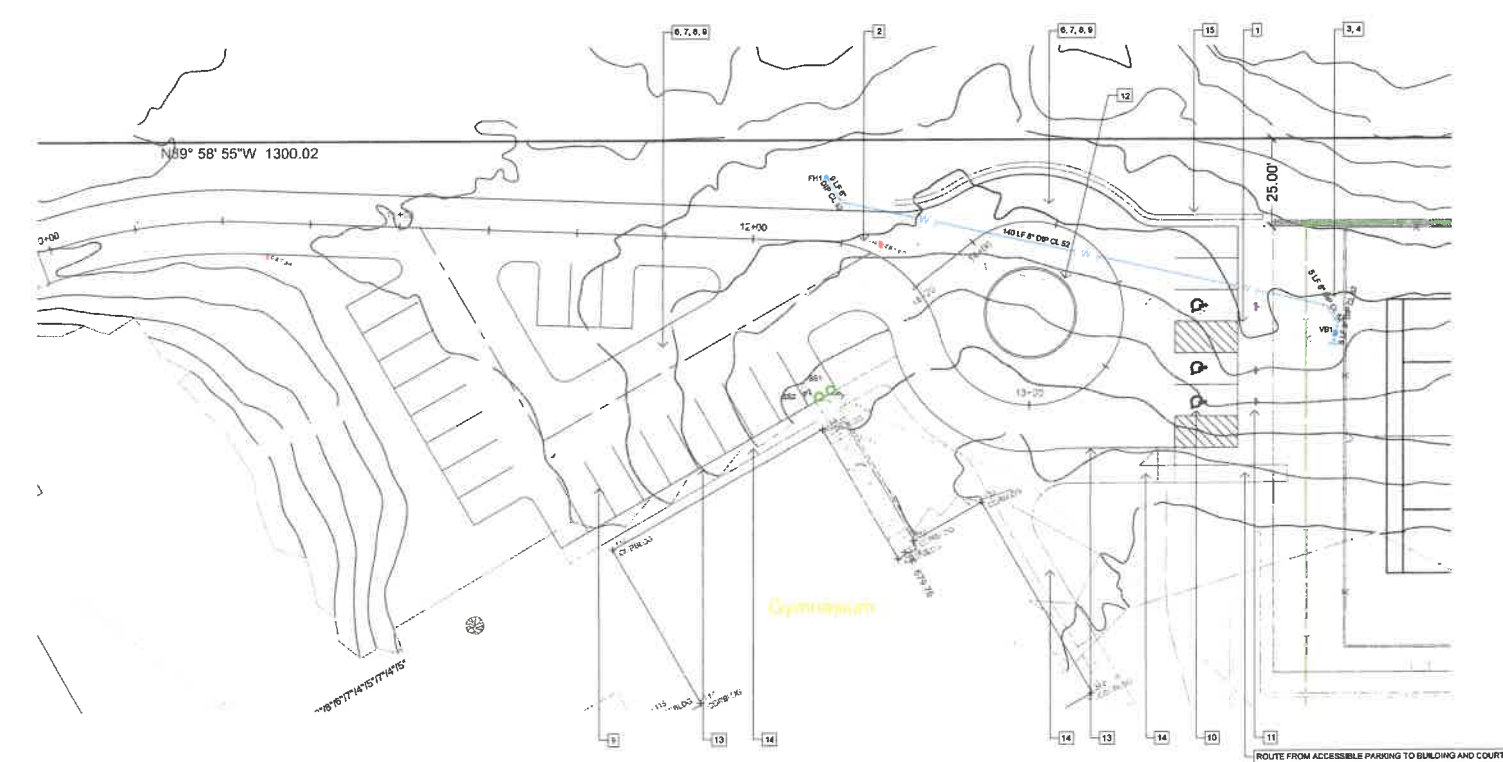
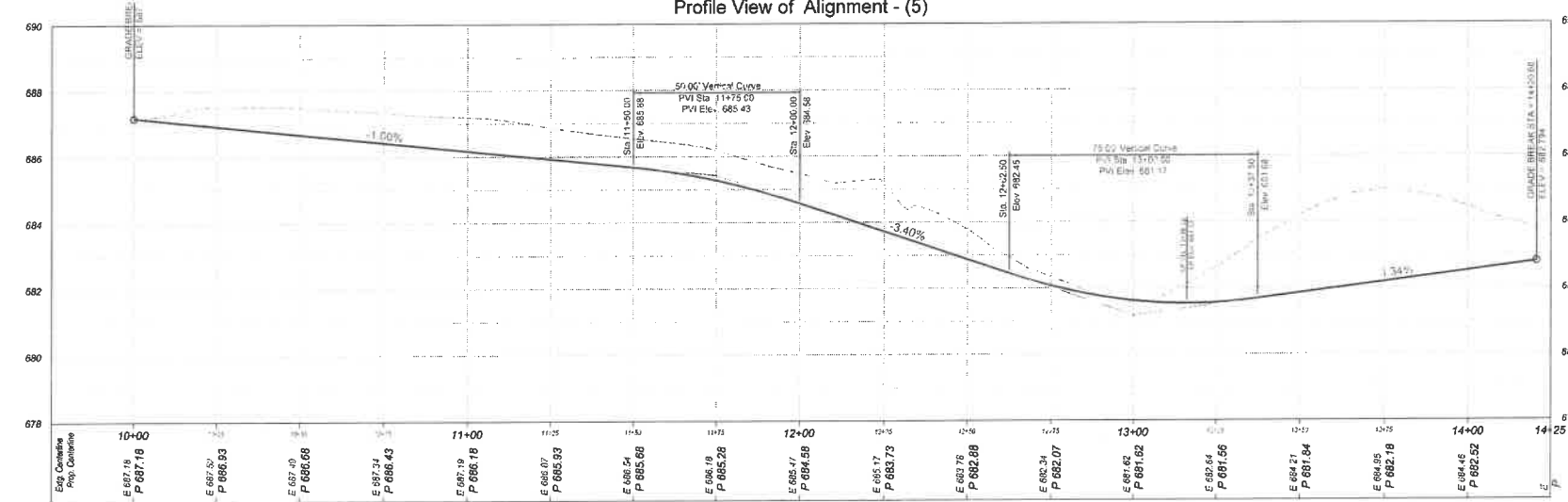
70-816	Project No.
MGB/MB	Drawn By
MGB	Checked By

Drawing No.

Drawing Name  
**Parking Lot  
Improvements**



Profile View of Alignment - (5)



1. REMOVE 8" WATER MAIN
2. REMOVE FIRE HYDRANT
3. WATER MAIN DUCTILE IRON PIPE CL 52
4. 8" RESILIENT WEDGE VALVE W/ VALVE BOX
5. EXCAVATION
  - 5.1. EARTH EXCAVATION
  - 5.2. PAVEMENT REMOVAL
  - 5.3. GRAVEL PARKING REMOVAL
6. AGGREGATE BASE COURSE CA-6, 10"
7. HOT MIX ASPHALT BINDER COURSE, IL-19.0, N50
8. HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50
9. PAINTED PAVEMENT MARKING 4" LINE (TYP)
10. PAINTED PAVEMENT MARKING LETTERS & SYMBOLS
11. ACCESSIBLE STALL SIGNAGE
12. CONCRETE CURB TYPE B6
13. P.C.C. SIDEWALK COMBINATION CURB / SIDEWALK
14. P.C.C. SIDEWALK
15. RETAINING WALL

STRUCTURE TABLE PIPE TABLE

SS1	INLET TY A-1P 2'Ø	P1
TC	682.69	3 LF 12" PVC SDR 26
INV:	679.59	
SS2	INLET TY A - 1P	P2
TC	682.69	3 LF 12" PVC SDR 26
INV:	679.69	
VB1	8" RESILIENT WEDGE VALVE W/ BOX	
RIM:	683.74	

SUGGESTED WATERMAIN WORK SEQUENCING

- A. SHUT DOWN MAIN
- B. INSTALL TEE AND VALVE W/ VALVE CLOSED
- C. TURN MAIN ON
- D. INSTALL NEW MAIN AND FIRE HYDRANT
- E. PRESSURE TEST AND CHLORINATE
- F. TURN MAIN OFF
- G. REMOVE OLD FIRE HYDRANT AND PIECE OF PIPE JUST WEST OF TEE
- H. PLUG AND CAP TEE
- I. TURN MAIN ON

1. All work shall be in accordance with the City of Lake Forest Specifications for Public Works, 2019 Edition, and the City of Lake Forest Specifications for Stormwater Management, 2019 Edition. 2. All work shall be in accordance with the City of Lake Forest Specifications for Traffic Control, 2019 Edition. 3. All work shall be in accordance with the City of Lake Forest Specifications for Safety, 2019 Edition. 4. All work shall be in accordance with the City of Lake Forest Specifications for Construction, 2019 Edition. 5. All work shall be in accordance with the City of Lake Forest Specifications for Maintenance, 2019 Edition. 6. All work shall be in accordance with the City of Lake Forest Specifications for Utilities, 2019 Edition. 7. All work shall be in accordance with the City of Lake Forest Specifications for Parks and Recreation, 2019 Edition. 8. All work shall be in accordance with the City of Lake Forest Specifications for Public Safety, 2019 Edition. 9. All work shall be in accordance with the City of Lake Forest Specifications for Public Works, 2019 Edition. 10. All work shall be in accordance with the City of Lake Forest Specifications for Stormwater Management, 2019 Edition. 11. All work shall be in accordance with the City of Lake Forest Specifications for Traffic Control, 2019 Edition. 12. All work shall be in accordance with the City of Lake Forest Specifications for Safety, 2019 Edition. 13. All work shall be in accordance with the City of Lake Forest Specifications for Construction, 2019 Edition. 14. All work shall be in accordance with the City of Lake Forest Specifications for Maintenance, 2019 Edition. 15. All work shall be in accordance with the City of Lake Forest Specifications for Utilities, 2019 Edition. 16. All work shall be in accordance with the City of Lake Forest Specifications for Parks and Recreation, 2019 Edition. 17. 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All work shall be in accordance with the City of Lake Forest Specifications for Parks and Recreation, 2019 Edition. 98. All work shall be in accordance with the City of Lake Forest Specifications for Public Safety, 2019 Edition. 99. All work shall be in accordance with the City of Lake Forest Specifications for Public Works, 2019 Edition. 100. All work shall be in accordance with the City of Lake Forest Specifications for Stormwater Management, 2019 Edition.

## **Agenda Item 4**

### **137 Atteridge Road Side and Rear Yard Accessory Structure Setback Variances**

Staff Report  
Vicinity Map  
Air Photos

Materials Submitted by Petitioner  
Application  
Statement of Intent  
Plat of Survey – Existing Conditions  
Proposed Site Plan  
Proposed Elevations  
Proposed Floor Plan  
Correspondence



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	April 25, 2022
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<i>Side and Rear Yard Accessory Structure Setback Variances</i>

### OWNERS

Kathleen Taubensee  
137 Atteridge Road  
Lake Forest, IL 60045

### PROPERTY LOCATION

137 Atteridge Road

### ZONING DISTRICT

R1 – Single Family Residence  
9,375 SF minimum lot size

### SUMMARY OF REQUEST

This is a request for approval of side and rear yard accessory structure setback variances from the east and south property lines for a new detached garage.

The Taubensee property is located on the south side of Atteridge Road, near the east end of the street. The property is in the Green Bay Addition Subdivision which was approved in 1907. The parcel today is developed with a two story residence, which appears to date back to the early 1900's. Historically, there was a small garage on the property which was removed by the prior property owner in 2018. The slab from the previous garage remains.

### FACTS

#### *Compliance/Non-Compliance with Key Code Requirements*

- ❖ The property does not meet the minimum lot width requirements of 75 feet. (The lot was created prior to this requirement.)
- ❖ The property does not meet the minimum lot size requirements of 9,375 square feet. (The lot was created prior to this requirement.)
- ❖ The existing house complies with the side (east) and rear yard setbacks.
- ❖ The existing house does not comply with the front and side (west) yard setbacks.
- ❖ The project complies with the square footage and width limitations for accessory structures.
- ❖ The project complies with the lot coverage requirements.
- ❖ The proposed detached garage complies with the front and side (west) yard setbacks.
- ❖ The proposed detached garage does not comply with the side (east) and rear accessory structure setbacks.

#### *Physical, Natural or Practical Difficulties*

- ❖ The detached garage that was on the site until approximately 2018 did not comply with current setback requirements.
- ❖ The Green Bay Addition Subdivision was approved by the City in 1907, prior to the City's adoption of a Zoning Code and setback requirements.

### **STAFF EVALUATION**

As noted above, this property is located in the R-1 Zoning District. The R-1 Zoning District has a minimum lot size of 9,375 square feet and a minimum lot width of 75 feet. The parcel totals approximately 4,675 square feet and is 50 feet wide and does not meet the current minimum lot width or minimum lot size requirements. Many lots along Atteridge Road are narrower than the minimum lot width requirements for the R-1 Zoning District due to construction prior to current requirements.

The property owner recently purchased the property and desires a modest, single car garage with storage space. As noted above, a detached garage was located in this general location for many years and was removed by the prior owner of the property in 2018. The slab of that structure remains. The proposed detached garage is slightly larger in size than the original garage and as proposed, is shifted to the north and west slightly from the footprint of the earlier garage to more closely conform with the setback requirements. As proposed, the garage will be 3 feet, including the eave, from the east property line and 3 feet from the south property line, at the southeast corner. Importantly, the garage will comply with the rear yard setback at the southwest corner as the rear property line runs at an angle. The existing plantings along the east and south property lines will remain.

The practical difficulty and hardship in complying with zoning regulations is a result of approval of the subdivision prior to the adoption of the Zoning Code. Since the subdivision was approved and the property developed, the City adopted zoning requirements which created the nonconforming condition of the lot. Neither the size, nor configuration of the lot has changed since the subdivision was originally created in 1907.

### **FINDINGS OF FACT**

Based on review of the information submitted by the petitioners, a site visit and an analysis of this request based on applicable portions of the Zoning Code, staff submits the following findings.

1. The requested side (east) and rear yard accessory structure setback variances will not alter the essential character of the neighborhood. A detached garage existed in this general location for many years. The existing landscaping along the east and south property lines will remain.
2. The conditions upon which the variances are requested, including the siting of the original garage and the adoption of the zoning regulations since that time, are generally unique to this neighborhood and to this property and are not generally applicable to other properties in the same zoning district throughout the City.
3. The existing property does not conform to the minimum lot size and width requirements of the R-1 zoning district which results in minimal space within which to site a new detached garage.
4. The variances and the resulting detached garage will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. The proposed detached garage is modest in size and is intended to upgrade the property, providing a space for a car to park and for limited storage.

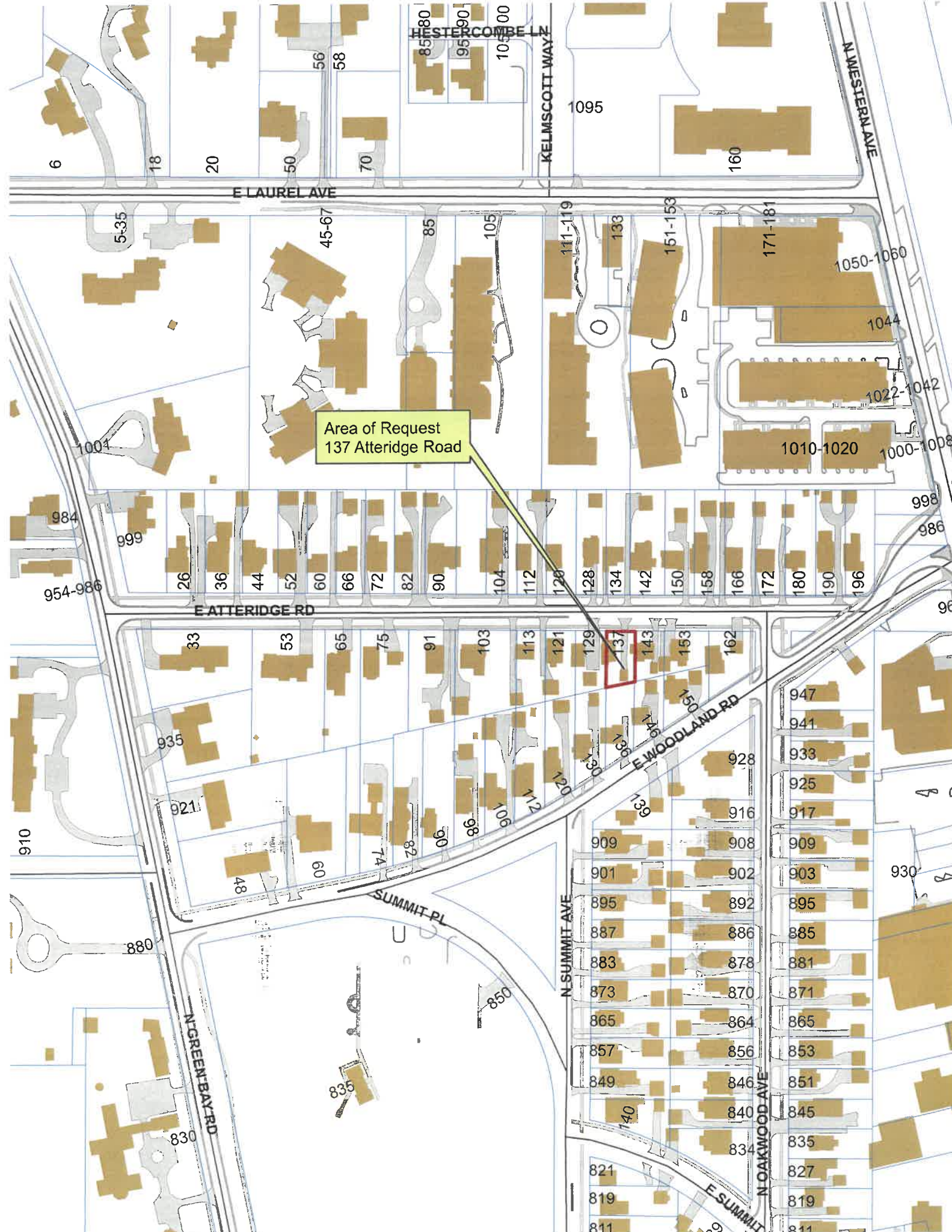
### **PUBLIC COMMENT**

Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester and the agenda was posted at five public locations.

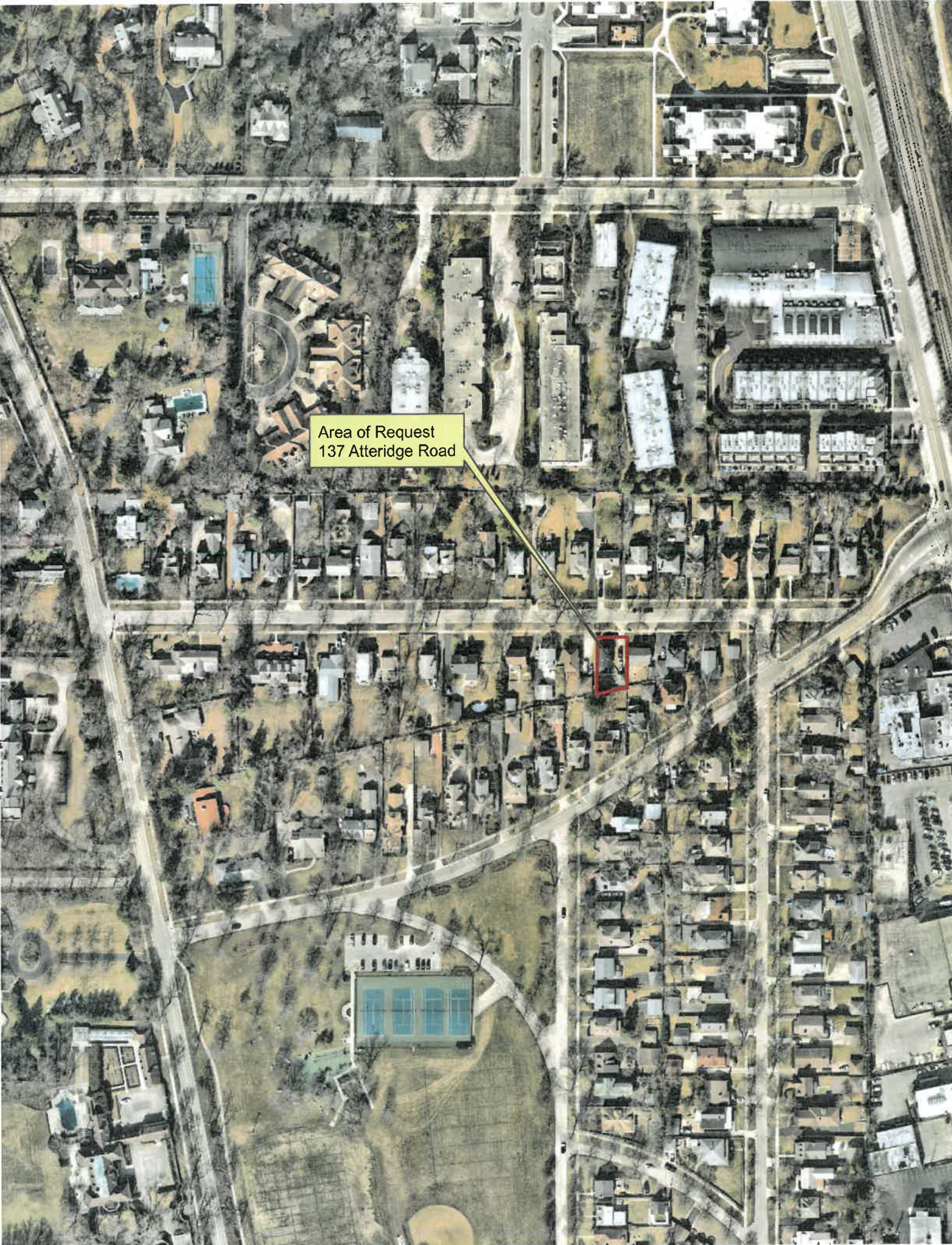
As of the date of this writing, correspondence was received from 3 property owners stating support for the project.

**RECOMMENDATION**

Based on the findings presented above, recommend approval to the City Council of variances to allow construction of a detached garage no closer than 3 feet to the side (east) property line and no closer than 3 feet to the rear property line, consistent with the site plan submitted to the Board.



Area of Request  
137 Atteridge Road



Area of Request  
137 Atteridge Road

Area of Request  
137 Atteridge Road





THE CITY OF LAKE FOREST  
ZONING BOARD OF APPEALS APPLICATION OF ZONING VARIANCE

PROJECT ADDRESS 137 ATTERIDGE RD

ZONING DISTRICT R1

Property Owner (s) Name KATHLEEN TAUBENSEE

(may be different from project address)

Address 137 ATTERIDGE RD

Phone 847.363.4956 Fax —

Email Kat.taubensee@gmail.com

Applicant/Representative Name \_\_\_\_\_

Title \_\_\_\_\_

(if different from Property Owner)

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Email \_\_\_\_\_

**Beneficial Interests**

- Corporation  See Exhibit A
- Partnership  See Exhibit B
- Trust, land or other  See Exhibit C

<i>Staff Reports are Available the Friday before the Meeting</i>				
<i>Email Report:</i>	<i>Owner</i>	<input type="checkbox"/>	<i>Representative</i>	<input type="checkbox"/>
<i>Fax Report:</i>	<i>Owner</i>	<input type="checkbox"/>	<i>Representative</i>	<input type="checkbox"/>
<i>Pick Up Report:</i>	<i>Owner</i>	<input type="checkbox"/>	<i>Representative</i>	<input type="checkbox"/>

**Signatures**

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

*Kathleen Taubensee*  
Owner

3/17/22  
Date

Owner

Date

Applicant/Representative

Date

Kathleen A Taubensee  
137 E Atteridge Rd  
Lake Forest, Illinois 60045

ZONING: R 1            PARCEL ID#: 12-28-309-014-0000

Dear Members of the Zoning Board of Appeals:

I am writing to seek a setback variance for the construction of a 1+ car garage on the same location respecting the historical setbacks and in a similar footprint of the original garage which is shown on the 1926 Sanborn Fire Insurance map. (See attached)

I am aware the current zoning rules require a setback of 5 feet both side and rear for a garage on my piece of property. I respectfully request that the setbacks remain as they are currently stated on the most recent Plat of Survey, dated September 7, 2021, which sets them at 2.50' N at the rear and 2.80' W at the side.

As shown on attached photos, as recently as 2018 there was a garage on the property. Sometime between 2018 and when I purchased the property in 2021, the garage was taken down, but left the concrete slab. (See photo)

The history of the City of Lake Forest, the Atteridge neighborhood and my home are very important to me. I appreciate what those before us did to carefully plan every detail to establish "a neighborhood which would be developed and maintained as a desirable residence district." \*

I have chosen the design of a 1+ car garage so it will be in proportion to the lot and house. I have worked closely with an architect to come up with a structure to not only house a car but that also will hopefully meet or exceed Lake Forest aesthetic expectations.

At the end of the day to have someone say that my new garage looks as if it has always been there is my ultimate goal. I hope you agree that my request will produce an aesthetically proper addition if not an enhancement to my neighborhood.

Respectfully yours,



Kathleen A Taubensee

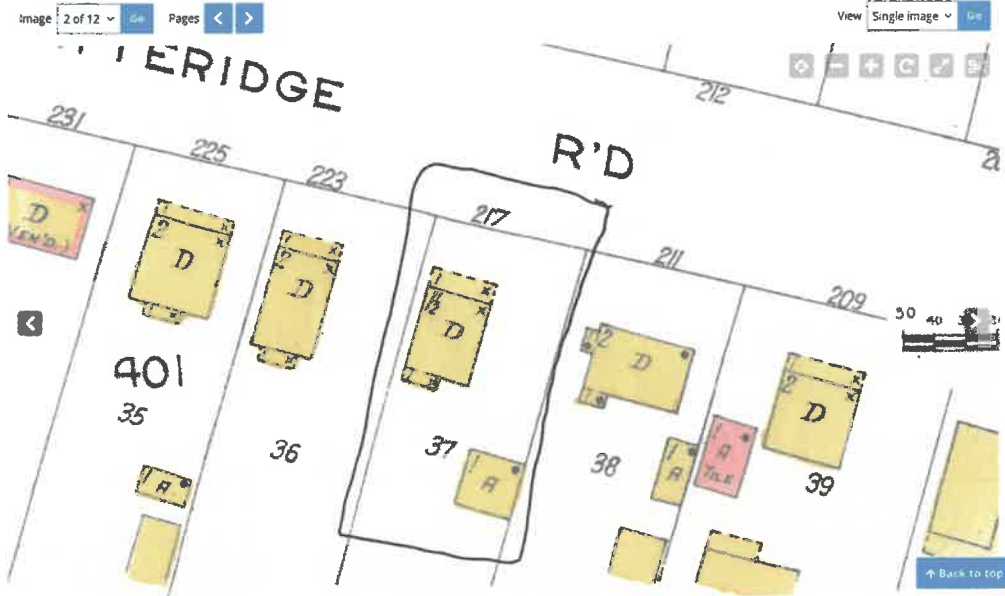
\*wording from the Warranty Deed filed September 9, 1912 for the purchase of Lot 37 in the Green Bay Addition.

## WITH RESPECT TO THE STANDARDS FOR VARIANCE

1. If granted, the garage will not alter the essential character of the property. It will not be out of scale, out of place or in any way inconsistent with the essence of the neighborhood. In fact, it will enhance the property, the value of the property and the neighborhood.
2. Unique to lot 37 is that it is one of the smallest lots of the Green Bay Addition at 50' (north) x 88' (east) x 51.21' (south) x 99' (west). If required to use the current 5' setback the proposed garage footprint (20' 4 x 20' 4) would only leave a 24' 8 wide x @ 25 deep of usable grass area in the backyard for recreation. If allowed to remain at the current setback (2.80'), the backyard will have an additional 2' 4 of green space. Green space has been proven to be good for our health and mental welfare. A garage used to stand in the southeast corner of the lot. **(Photo 1 and 2)** Now only the concrete pad remains, **(Photo 3)** and it sits exactly 2.5' N of the rear lot line and 2.80' W of the side lot line.
3. The difficulty in conforming to the current setback requirements was caused by the passage of time and the writing of new ordinances/building codes. A dotted line on the original 1907 Green Bay Addition Plat of Survey **(Photo 4 and 4A)** indicates only a front setback line. No other setback lines are indicated. When the home was built circa 1913, it was built only 3.71' east of the West lot line.
4. The advantage of having a property that sits true north/south is that the path of the sun shines equally on three sides of a home during the day with the north side getting the least sunlight. The proposed garage will face north. The air flow will not adversely affect any other property. With storms prodominantly out of the northwest in this part of the country, it is

# Image 2 of Sanborn Fire Insurance Map from Lake Forest, Lake County, Illinois.

< About this item



Sanborn Fire Insurance Map 1926



2012



2018



# GREEN BAY ADDITION

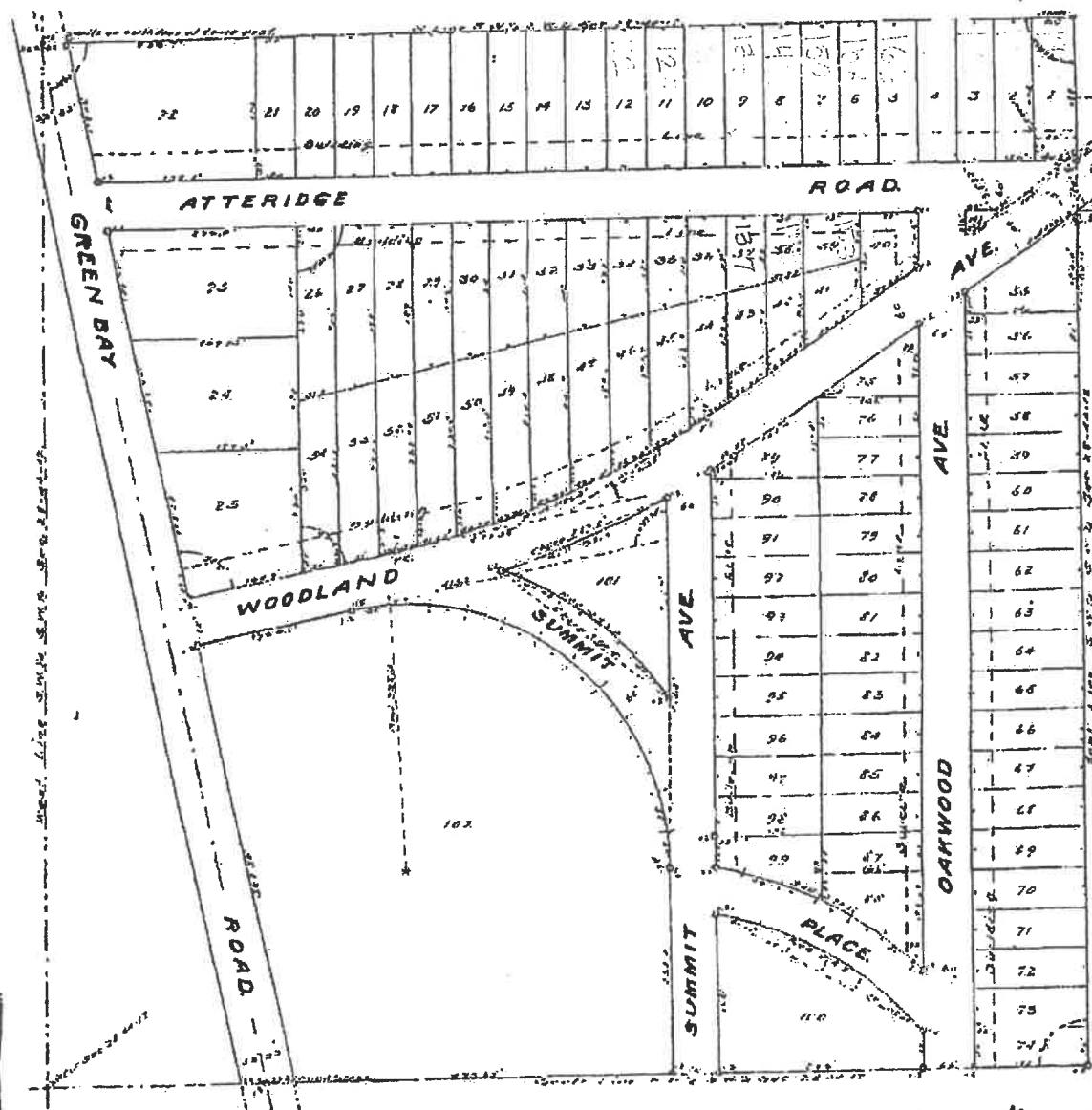
1902

BEING A SUBDIVISION OF THAT PART OF  
 THE S.W. 1/4 OF THE S.W. 1/4 OF SEC. 28, T. 11 N., R. 12 E. OF 3<sup>RD</sup> P.M. LYING EAST OF THE  
 CENTER LINE OF THE GREEN BAY ROAD IN THE CITY OF LAKE FOREST, ILL.  
 SCALE 1"=80'

Dec. 14 1902  
 Oct. 14 1907  
 3.50 A.M.

STATE OF ILLINOIS  
 COUNTY OF LAKE  
 I, James Buchanan, County  
 Surveyor of Lake County, do hereby certify  
 that the above described land was  
 subdivided and shown the lines described  
 in the above map and shown on the  
 annexed plat as subdivided and that said  
 plat correctly represents said survey  
 and subdivision.  
 Lake Forest, Ill., Sept. 12, 1902  
 James Buchanan, County  
 Surveyor.

CITY OF LAKE FOREST  
 COUNTY OF LAKE  
 We hereby certify that we are  
 the legal owners of the land described  
 in the above plat and that we have  
 the same in full compliance with the  
 laws of the State of Illinois and that we  
 have hereon shown with a view of having  
 same recorded in the office of the  
 Clerk of Lake Forest, Ill., this 12<sup>th</sup> day  
 of October A.D. 1902  
 David S. Jackson Mayor  
 James Buchanan, Recorder



88

STATE OF ILLINOIS  
 COUNTY OF LAKE  
 I, [Name], Clerk of the City of Lake Forest, Illinois, do hereby certify that the above described land was subdivided and shown the lines described in the above map and shown on the annexed plat as subdivided and that said plat correctly represents said survey and subdivision.  
 Lake Forest, Ill., [Date]  
 [Name], Clerk

Approved and Accepted  
 by the City Council  
 of the City of Lake Forest, Ill., this  
 11<sup>th</sup> day of October A.D. 1902  
 David S. Jackson Mayor  
 James Buchanan Clerk



Manly H. [Name]  
 [Address]  
 [City, State]

1902



possible that the neighbors to the east and south may benefit from the presence of a structure to stop some bad weather. No neighbors will not be adversely affected by the location of the garage. In fact, the trees on the neighbors lots will cast the largest shadows in the summer.

5. No trees will be disturbed by the construction of this garage. The stand of tall arbor vitae (Photo 5) which follow the full length of the southern lot line will remain as they are. The arbor vitae on the east side of the driveway (Photo 6) will remain where and as they are.

6. There will be no change to size and/or shape of the driveway from the street to at least three quarters of the way toward the garage. Any new pavement will only be because of the construction and will be replaced only as necessary. (Photo 7)

7. No additional impervious areas will be made. The driveway and concrete pad are already in existence.



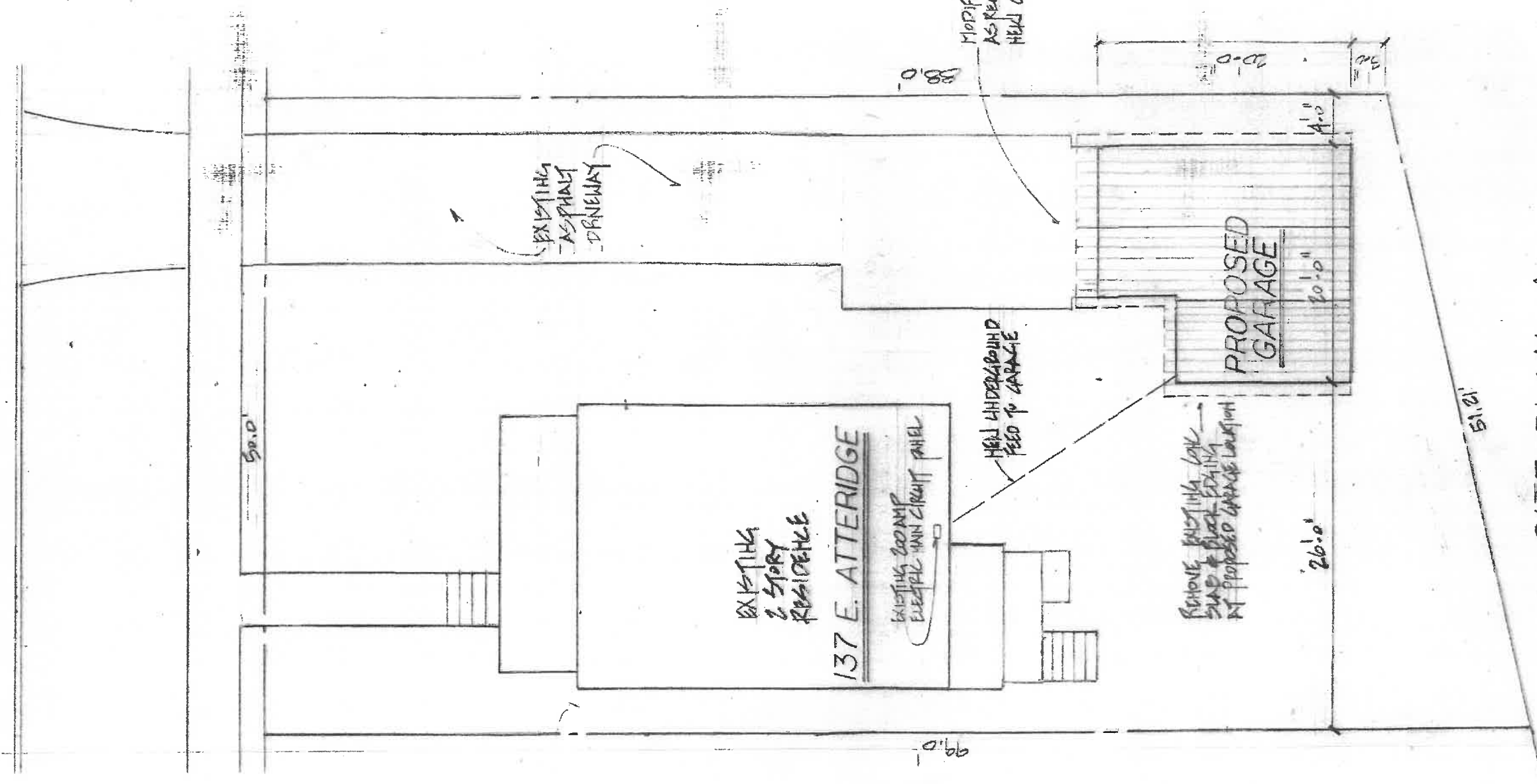
6



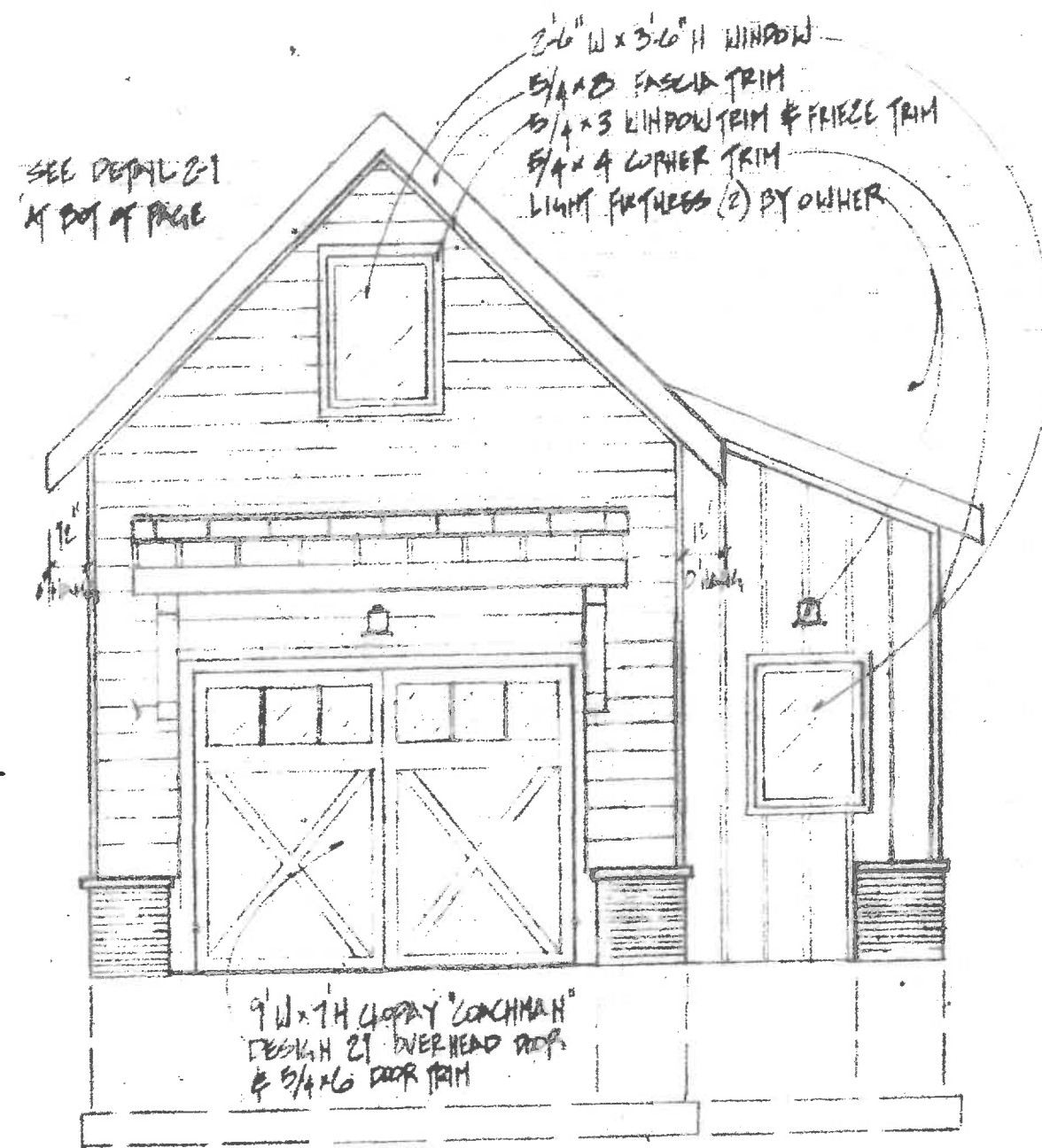




ATTERIDGE ROAD

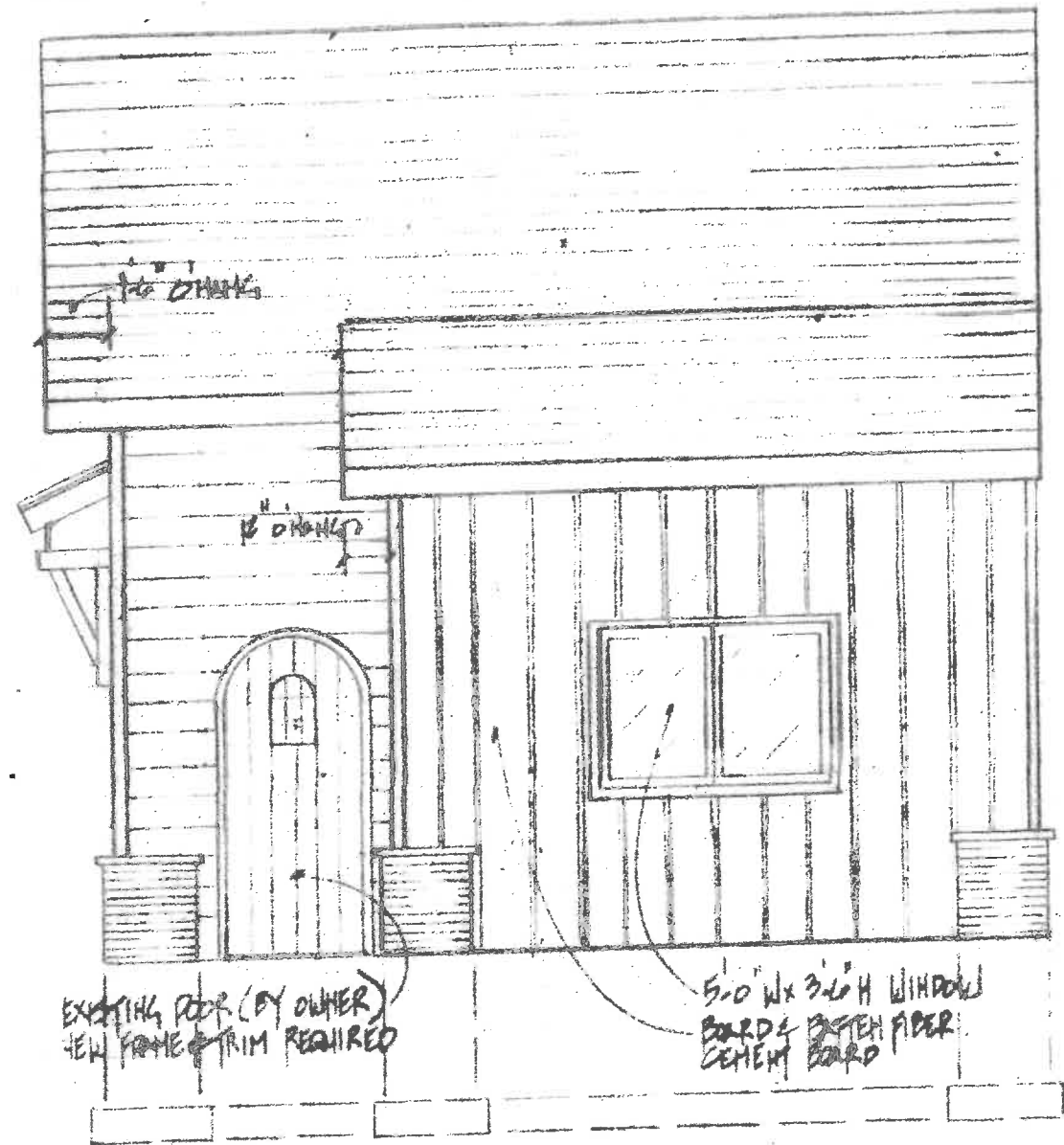


SITE PLAN  
1" = 10'  
NORTH



NORTH ELEVATION

1/4" = 1'-0"



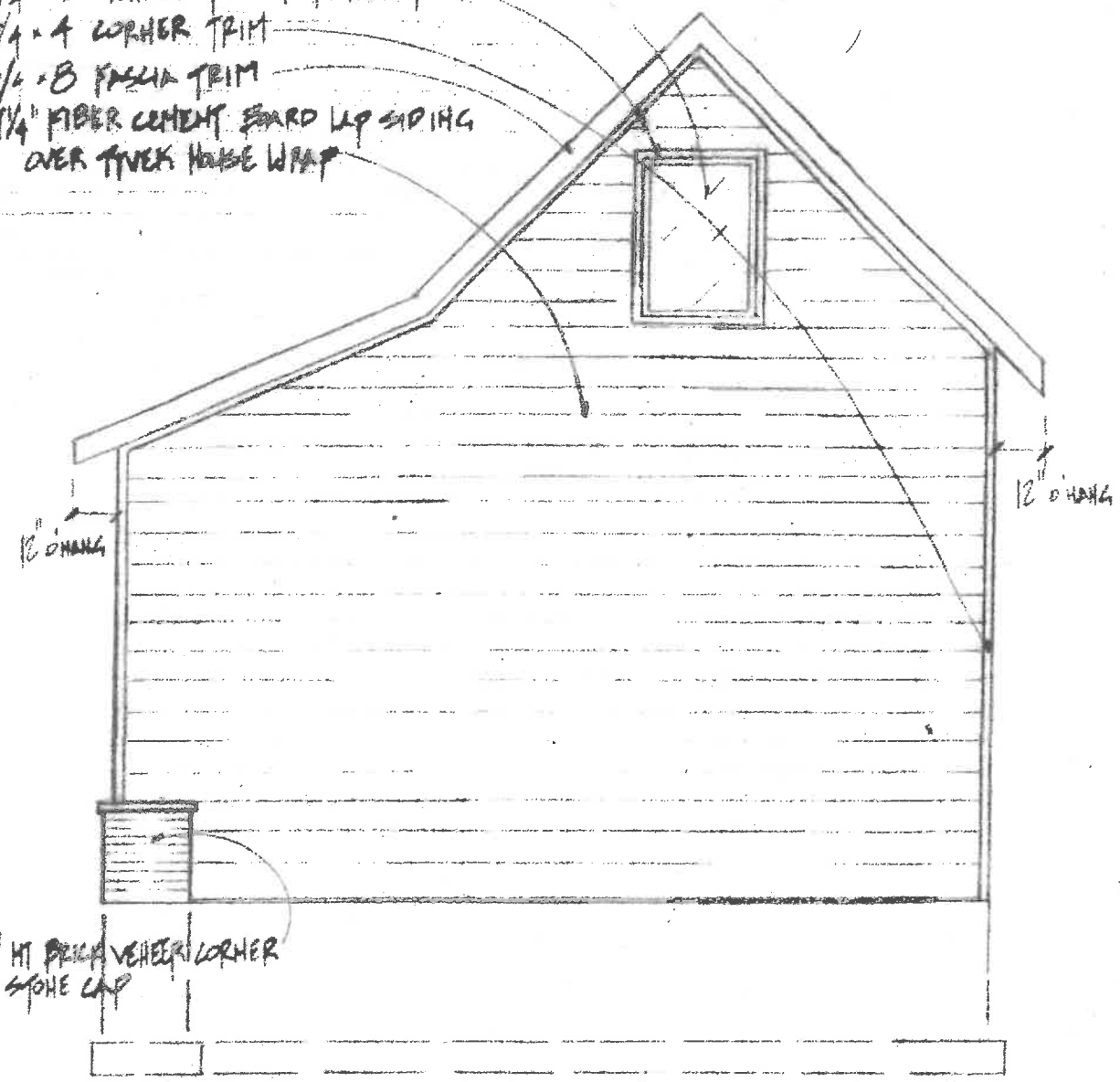
EXISTING DOOR (BY OWNER)  
NEW FRAME & TRIM REQUIRED

5'-0" W x 3'-6" H WINDOW  
BOARDS & BATTEN FIBER  
CEMENT BOARD

WEST ELEVATION

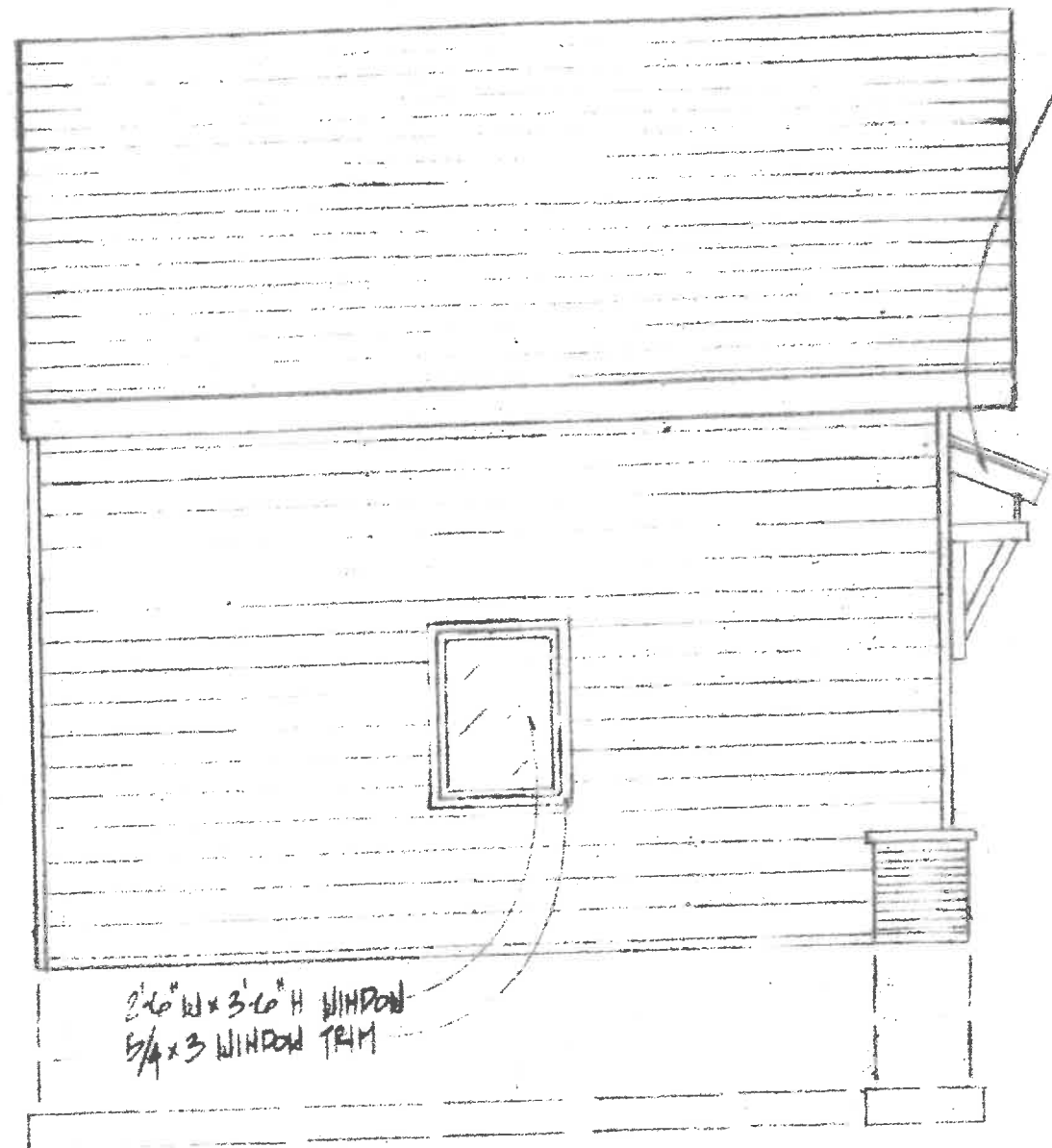
1/4" = 1'-0"

2'-6" W x 3'-6" H WINDOW  
5/4" x 3" WINDOW TRIM & FRIEZE TRIM  
5/4" x 4" CORNER TRIM  
5/4" x 8" FASCIA TRIM  
1/4" FIBER CEMENT BOARD UP SIDING  
OVER TREX HOUSE WRAP



2' HT BRICK VENEER CORNER  
& STONE CAP

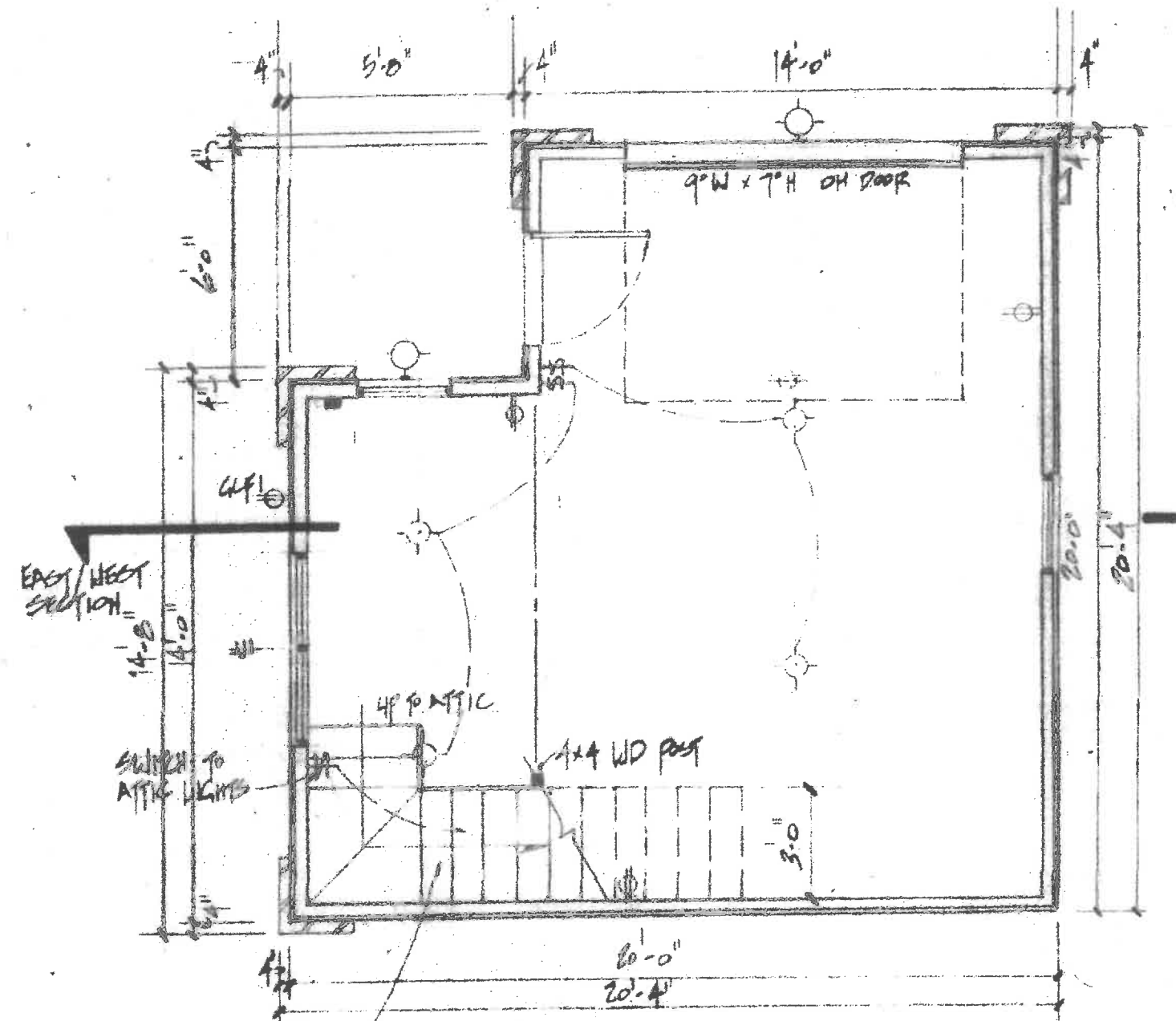
SOUTH ELEVATION  
1/4" = 1'-0"



2'6" W x 3'6" H WINDOW  
5/4 x 3 WINDOW TRIM

EAST ELEVATION

1/4" = 1'-0"



FLOOR PLAN  
1/4" = 1'-0"

3' WIDE STAIRS  
15 RISERS @ 7.75" = 116.25"  
12 TREADS @ 10" & 2 WINDER TREADS

ELECTRIC NOTE:  
PROVIDE 2 LIGHTS & 2 OUTLETS  
IN ATTIC

## **Agenda Item 5**

### **1245 W. Deerpath Side Yard Setback Variances**

Staff Report  
Vicinity Map  
Air Photos

#### Materials Submitted by Petitioner

Application  
Statement of Intent  
Plat of Survey  
Existing and Proposed Site Plans  
Proposed Elevations  
Proposed Floor Plans  
Existing Elevations  
Existing Floor Plans  
Front Elevation Overlay  
Proposed Neighborhood Streetscape  
Proposed Neighborhood Site Plan  
Photographs



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	April 25, 2022
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	<i>Setback Variances</i>

### PETITIONER

Matthew and Nicole Phelan  
1245 W Deerpath  
Lake Forest, IL 60045

### PROPERTY LOCATION

1245 W. Deerpath

### ZONING DISTRICT

R5 – Single Family Residence  
130,000 SF minimum lot size

### PROJECT REPRESENTATIVE

Jonathan Clair, architect

### SUMMARY OF REQUEST

This request is for approval of setback variances from the east and west property lines to allow additions and alterations to accommodate a replacement garage, kitchen and mudroom, expanded second floor and expanded family room to the rear of the existing house. Due to the lot size and required setbacks for the R-5 District, there is no buildable area on the property and the entire project requires a zoning variance. This neighborhood was subdivided without corresponding zoning being applied. The mis-alignment of the zoning and the previously approved subdivision of the area and resulting lot sizes, will likely be discussed as part of the upcoming Comprehensive Plan update. The Board has granted previous variances in this area recognizing the unique history of this neighborhood.

The Building Review Board will consider this petition at the May meeting.

The property is located on the south side of Deerpath, mid-block between Lexington Drive and Exeter Place. There is a mix of styles in this neighborhood. The existing home is generally consistent with the size and square footage of other homes in the surrounding neighborhood. The petitioner's property is approximately 20,731 square feet in size and is developed with a two story residence.

### FACTS

#### *Compliance/Non-Compliance with Key Code Requirements*

- ❖ The existing house complies with the front and rear yard setback requirements.
- ❖ The existing house does not comply with the 50 foot side yard setbacks from the east and west property lines.
- ❖ The proposed project complies fully with the lot coverage requirement.
- ❖ The proposed project complies fully with the Building Scale (square footage) limitations.

- ❖ The proposed project complies fully with the front and rear yard setback requirements.
- ❖ The proposed additions require variances from the 50 foot side yard setback requirements to the east and west property lines.

### ***Physical, Natural or Practical Difficulties***

- ❖ The Meadowood Unit II Subdivision established 64 lots with a typical lot width of 100 feet. The subdivision was approved and recorded in 1963. As noted above, the zoning was not aligned with the approved subdivision.
- ❖ The home was built in 1972, after the subdivision established a buildable lot and is sited in a manner consistent with other homes in this subdivision. City records indicate that the residence was constructed consistent with the approved plans and the permit that was issued.

### **STAFF EVALUATION**

As noted above, this property is located within the R-5 zoning district. The R-5 zoning district requires a minimum lot size of 130,000 square feet (3 acres), a minimum lot width of 250 feet, and 50-foot setbacks from all property lines. A special 40-foot front yard setback was established at the time of subdivision of all lots in the subdivision, consistent with the front yard setbacks for smaller lots in other zoning districts. No relief from the other setbacks required in the R-5 zoning district were noted on the plat of subdivision. The half-acre lots established by the 1963 subdivision are not consistent with the R-5 zoning district which applied to this area. As a result, application of the 50 foot side yard setback requirement on a 100 foot wide lot creates an unbuildable lot.

The proposed replacement garage, kitchen and mudroom are proposed in part to address foundation problems in the area where the work will occur. The replacement addition follows the same setback from the west property line as the existing structure. The addition extends approximately 5 feet forward, to the north of the existing wall and is within 5 inches of rear wall. There is a second story proposed as part of the addition to allow for expansion of a bedroom and the addition of a second floor laundry room. The overlay elevation provided by the petitioner shows the increased height of the proposed addition given the new roof form. There is existing landscaping and a fence along the west property line that will remain.

The proposed single story rear addition expands the family room further into the rear yard allowing for a more functional space to meet the needs of the family. The addition does not extend any further toward the east or west property line, than the existing house.

The practical difficulty and particular hardship in complying with zoning regulations is a result of the City's approval of a subdivision with lots that are not aligned with the R-5 zoning in the area. The nonconformity was not the result of any action by any former or current owner of this property.

### **FINDINGS OF FACT**

Based on review of the information submitted by the petitioners and an analysis of this request based on applicable portions of the Zoning Code, staff submits the following findings.

1. The requested side yard setback variances will not alter the essential character of the neighborhood. Given the existing development in the neighborhood, the proposed additions are compatible with other homes on the street.

2. The conditions upon which the variances are requested, the lot size and the nonconforming location of the existing house with respect to the required setbacks to the east and west are generally unique to this neighborhood and not applicable to other properties in the same zoning district.
3. The existing structure is nonconforming with respect to the 50-foot side yard setback requirements to the east and west. The hardship in conforming to the required setbacks is a result of the establishment of the half acre building lot by an approved subdivision in 1963. This condition was not created by any current or former owner of the property.
4. No evidence has been submitted to document that the variances and the resulting addition will impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values.

### **PUBLIC COMMENT**

Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester and the agenda was posted at five public locations. As of the date of this writing, no correspondence regarding this request has been received.

### **RECOMMENDATION**

Based on the findings presented above, recommend approval to the City Council of the requested variances to allow the new additions to be located no closer than 28 feet to the east property line and no closer than 13 feet to the west property line as shown on the site plan provided in the Board's packets.



Area of Request  
1245 W. Deerpath





Area of Request  
1245 W. Deerpath



Area of Request  
1245 W. Deerpath



**THE CITY OF LAKE FOREST  
ZONING BOARD OF APPEALS APPLICATION OF ZONING VARIANCE**

**PROJECT ADDRESS** 1245 W. DEERPATH, LAKE FOREST  
**ZONING DISTRICT** R-5

**Property Owner (s)**

**Name** MATTHEW & NICOLE PHELAN

*(may be different from project address)*

**Address** 1245 W. DEERPATH, LAKE FOREST

**Phone** (312) 371-9301 **Fax** \_\_\_\_\_

**Email** NICOLED81@GMAIL.COM  
phematt@gmail.com

**Applicant/Representative**

**Name** JONATHAN CLAIR

**Title** ARCHITECT

*(if different from Property Owner)*

**Address** 4827 21ST AVE, KENOSHA, WI

**Phone** 847 374.0056 **Fax** \_\_\_\_\_

**Email** JCLAIRARCHITECT@GMAIL.COM

**Beneficial Interests**

- Corporation  See Exhibit A
- Partnership  See Exhibit B
- Trust, land or other  See Exhibit C

*Staff Reports are Available the Friday before the Meeting*

- |                        |       |                          |                |                          |
|------------------------|-------|--------------------------|----------------|--------------------------|
| <i>Email Report:</i>   | Owner | <input type="checkbox"/> | Representative | <input type="checkbox"/> |
| <i>Fax Report:</i>     | Owner | <input type="checkbox"/> | Representative | <input type="checkbox"/> |
| <i>Pick Up Report:</i> | Owner | <input type="checkbox"/> | Representative | <input type="checkbox"/> |

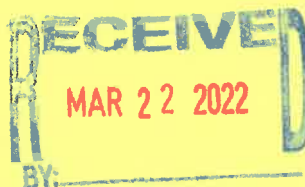
**Signatures**

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

3-22-22  
Owner Date

3-22-22  
Owner Date

3-22-22  
Applicant/Representative Date



## LETTER OF INTENT ADDRESSING STANDARDS FOR VARIANCE

Re: Phelan Residence; 1245 W. Deerpath Road, Lake Forest, Illinois

To Whom it may Concern,

The Phelans have resided at this address for over twelve years and plan to continue living here for many years to come. They have invested in maintaining and improving this property. However their family has been negatively impacted by the size of their existing family room, being that it is only twelve feet deep and most of this space is subject to circulation through the room and the necessary space needed from the fireplace at the rear wall.

We are proposing that this family room extend further back by twelve feet to allow for proper seating arrangements for the family to enjoy the fireplace and allow for reasonable circulation space for living and entertaining.

This proposal also includes a remodeling of the mudroom and current kitchen. Additionally, the Phelans desire to move the laundry room to the second floor, provide an "ensuite" bathroom for their daughter, along with adding a guest bedroom above the garage with its own bathroom.

The additions/remodelings will require a complete demolition of the west side of the house for this to occur, due to the fact that the western part of the property has unsuitable soil conditions at a level necessary to support a crawlspace and garage slab. The current foundation is structurally failing. Several attempts to stabilize the foundation have resulted in steel plates and thick braided cables extending the full width of the west side of the house, and bolted to the basement foundation. Still, the west side wall of the house and garage has tilted approximately three inches out of plum. This cannot be fixed! Also the garage slab has multiple cracks with extreme separation occurring.

By digging deeper to provide a basement foundation under the proposed kitchen and mudroom, this area can be on sound bearing. Additionally, by removing the "bad soils" and replacing the material under the garage foundation, along with installing wider footings, structural stability can be achieved for the garage and slab.

The addition will be primarily located to the west that currently occupies the existing garage, mudroom and kitchen. The existing west sidewall will be constructed in the same location, and the existing rear wall will extend just five inches further back. The front wall of the existing garage will pull five feet four inches closer to the street, but shall not extend into the front yard setback.

The gable of the proposed garage will be constructed in the same manner as the existing but will have a steeper pitch to accommodate the bedroom above. Also, there will be a cross-cut gable facing west that will house the laundry room. The family room portion of this proposal will be a single story space, framed on a eight foot plate to match existing, and will have a flat roof to allow the existing second floor windows to remain and function as required. The flat roofing

will be fully adhered single ply rubber membrane. There is proposed, a decorative balustrade made of cedar surrounding the family room addition. This portion of the addition will be stucco with cedar trim to match.

Also on the rear elevation, a porch roof of raised seam metal is located above the mudroom door and supported by brackets. And, a brick gable facing the rear allows the kitchen window to center on this element and break up the mass for a more pleasing human scale. The materials used throughout will be similar and matching to those of the existing house. Namely; brick along the first floor (except the family room), Stucco with cedar trim at the family room and at the second floor, cedar eaves, aluminum gutters and downspouts, metal clad simulated divided light windows, asphalt shingles to match and accent L.P. Smartside horizontal siding to match existing at the upper portion of the gables.

The general design consideration was to maintain the existing first floor plate height and provide the desired space within the gabled roof framing and offer a "human scale" proportion expressed to the neighbors, and neighborhood. As I've indicated, this proposal is within the allowed City of Lake Forest "bulk", and does not substantially alter the appearance of the existing home.

#### STANDARDS FOR VARIANCE:

1. The variance, if granted, will not alter the essential character of the subject property, the surrounding area or the neighborhood in which the property is located; simply put, the garage side of the house is being removed and reconstructed in relatively the same location to allow for additional space within the roof framing, while the family room addition is in the rear yard and not affecting anyone to any degree.
2. The conditions upon which a petition for a variance are based are unique to the property for which the variance is sought, and are not applicable, generally, to other property with the same zoning classification. This property is zoned R5 which has fifty foot side yard setbacks and the property is only one-hundred feet wide. This suggest that the entire property is non-conforming.
3. The alleged difficulty or hardship in conforming with the requirements of this chapter is caused by this chapter and has not been created by the actions of any persons presently or formerly having an interest in the property; and
4. The proposal variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. The removal of the west side of the house, that currently does not conform to the R5 setback and which is structurally unsound, will be reconstructed in relatively the same location, and will be framed in a similar one story fashion. The sunlight will not be affected in any substantial manner.

On behalf of the Phelans, I request that you approve this proposal as submitted.

Respectfully, Jonathan Clair; architect

MAY 21 2013

38

Deerpath

Wood Fence Just W. of lot line

217.89

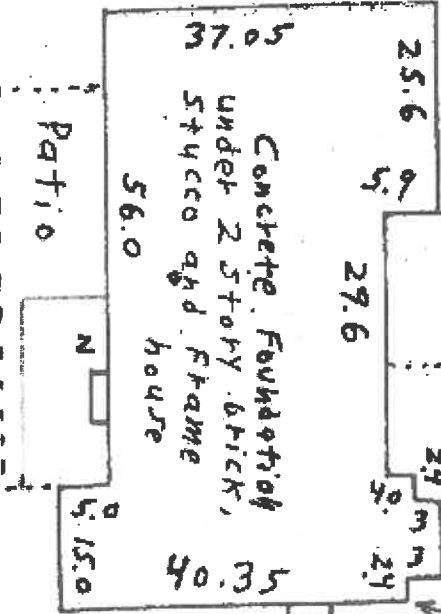
Wood Fence on lot line

old pipe 3.7' S.E. of transformer vault

100.0

Lot 39

1245 W. Deerpath



old pipe 1.2' S and 9.4' W. of iron fence corner post

10' utility easement

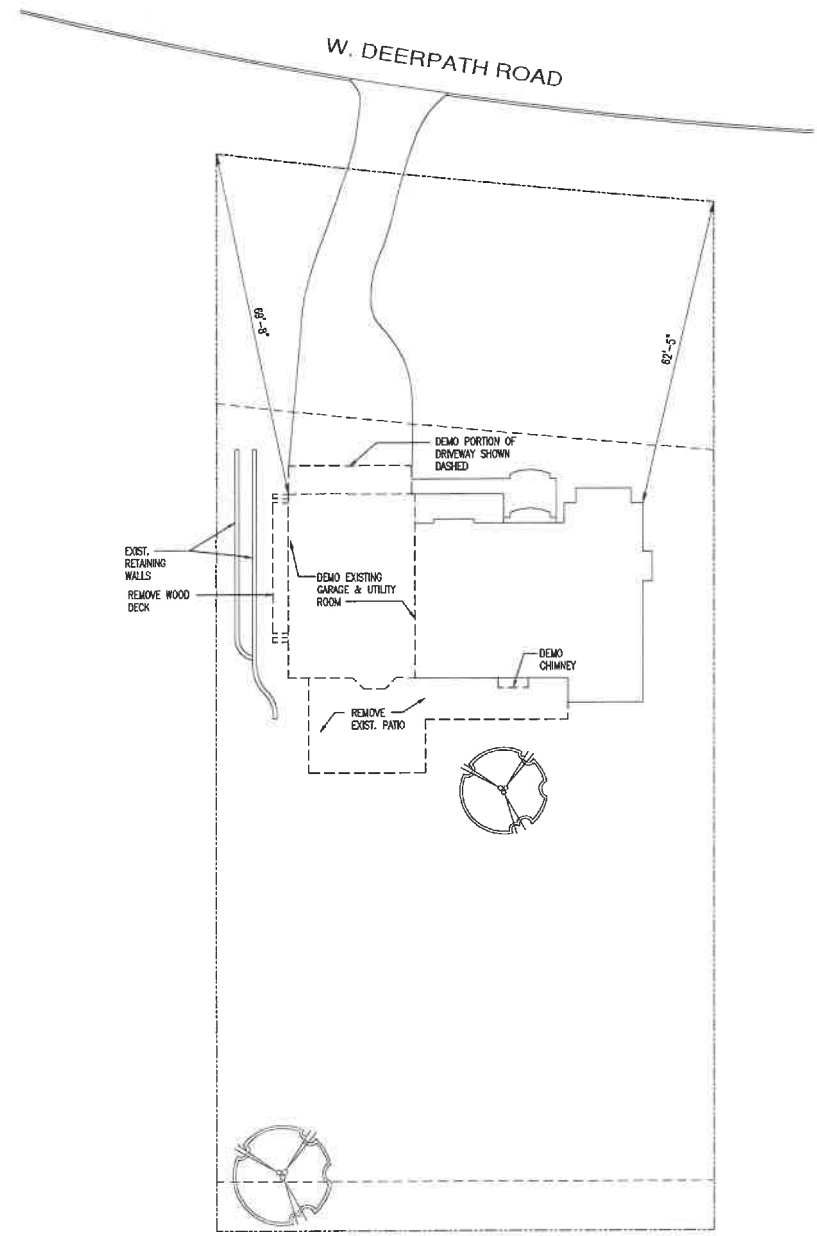
207.93

Wood Fence Just E. of lot line

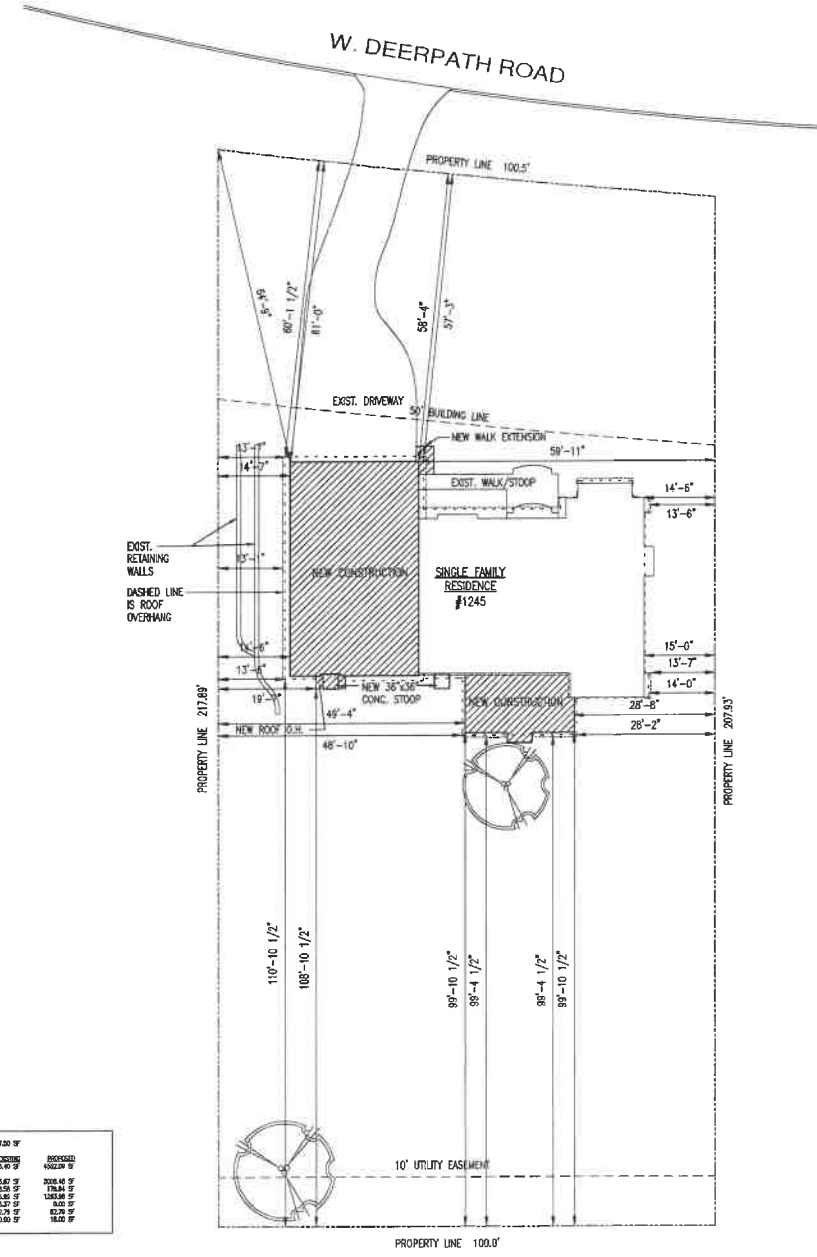
PLAT OF SURVEY



SC



**2 DEMO SITE PLAN**  
**A000** SCALE: 1" = 15'-0"



LOT AREA	21,574.00 SF	PERCENT	40.00%
IMPERVIOUS COVERED AREA	4,000.00 SF	PERCENT	18.54%
HOUSE & ATTACHED GARAGE	3,000.00 SF	PERCENT	13.91%
POOL	1,000.00 SF	PERCENT	4.63%
DRIVEWAY	1,000.00 SF	PERCENT	4.63%
DECK	1,000.00 SF	PERCENT	4.63%
RETAINING WALLS	1,000.00 SF	PERCENT	4.63%
CIRCULAR STOPS	1,000.00 SF	PERCENT	4.63%

**1 SITE PLAN**  
**A000** SCALE: 1" = 15'-0"

JONATHAN CLAIR, ARCHITECT  
 4827 21st AVENUE  
 KENOSHA, WI 53140  
 (847) 374-0056

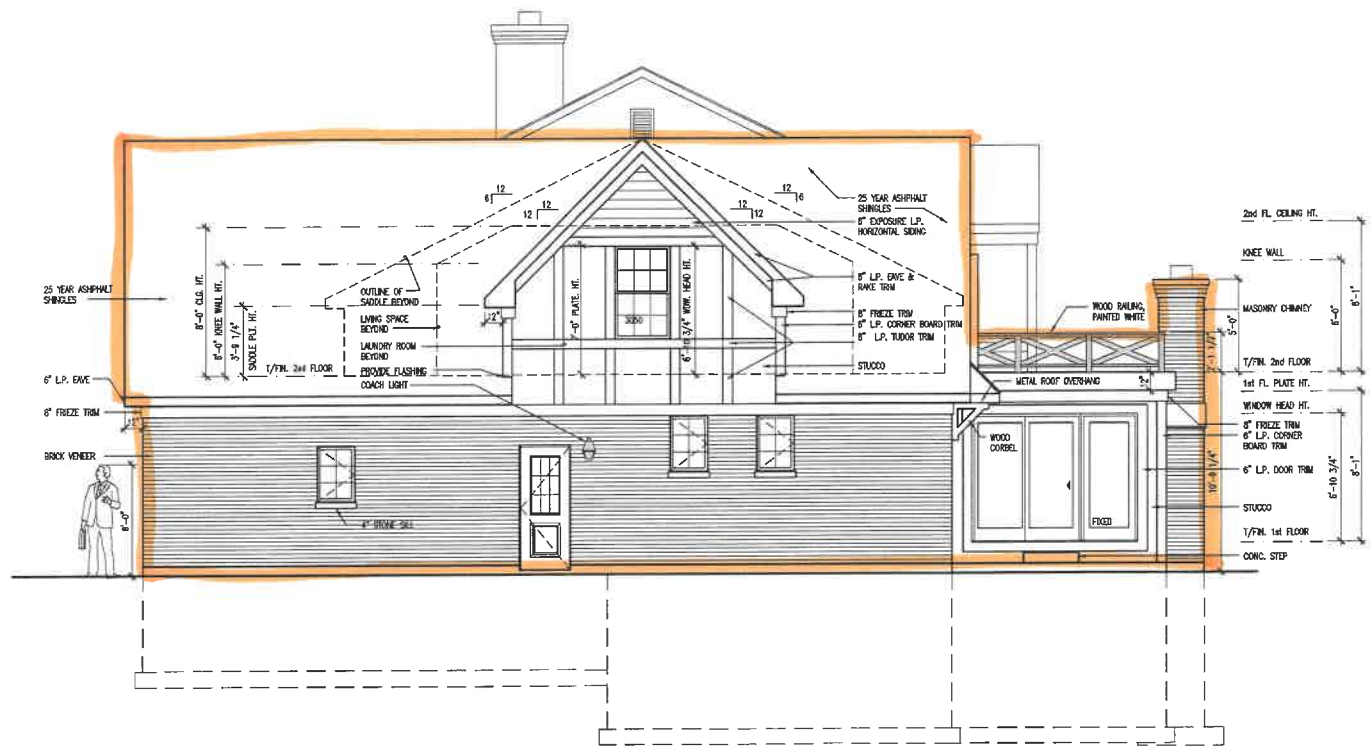
date	description
09/19/22	FOR REVIEW

RESIDENTIAL ADDITION/REMODEL TO:  
**PHELAN RESIDENCE**  
 1245 W. DEERPATH ROAD  
 LAKE FOREST, ILLINOIS

SITE PLAN  
 DEMO SITE PLAN

**A000**





**2 WEST ELEVATION**  
 A201 SCALE: 1/4" = 1'-0" PROPOSED



**1 SOUTH ELEVATION**  
 A201 SCALE: 1/4" = 1'-0" PROPOSED

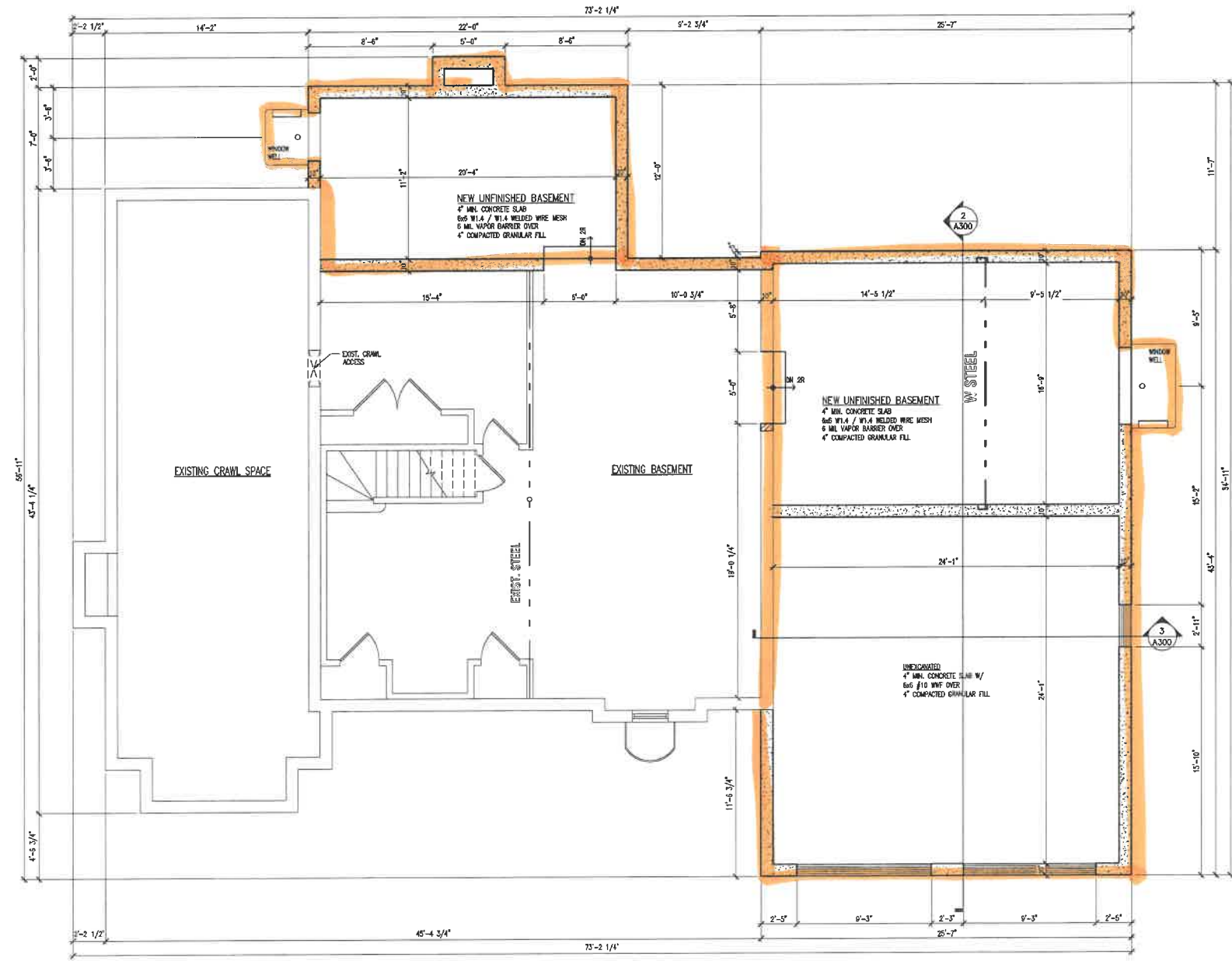
JONATHAN CLAIR ARCHITECT  
 4827 21st AVENUE  
 KENOSHA, WI 53140  
 (847) 374-0056

date	description
03/16/22	FOR REVIEW

RESIDENTIAL ADDITION/REMODEL TO:  
**PHELAN RESIDENCE**  
 1245 W. DEERPATH ROAD  
 LAKE FOREST, ILLINOIS

EXTERIOR ELEVATIONS

A201



**1 FOUNDATION PLAN**  
**A100** SCALE: 1/4" = 1'-0" PROPOSED

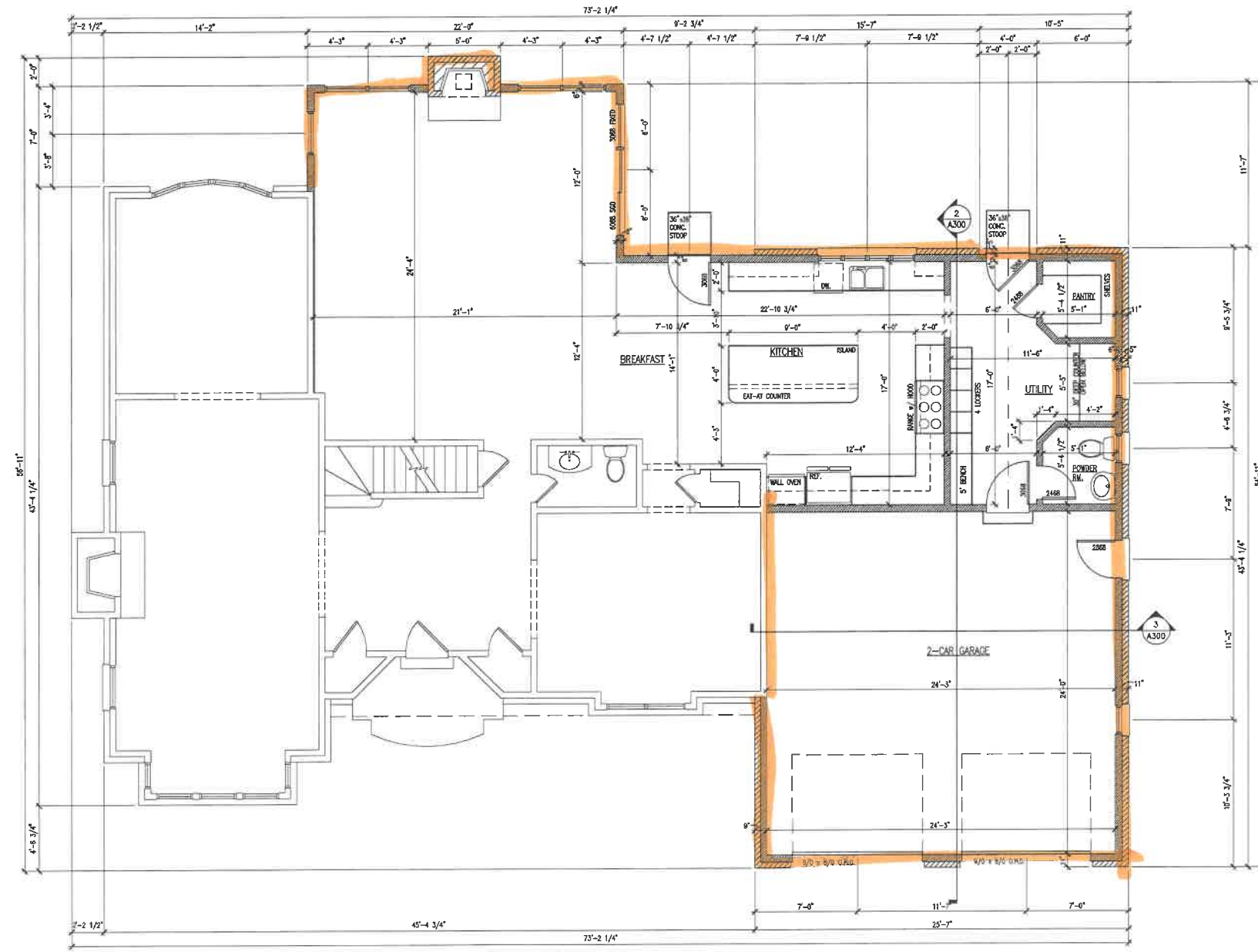
**JONATHAN CLAIR, ARCHITECT**  
 4827 21st AVENUE  
 KENOSHA, WI 53140  
 (847) 374-0056

date	description
03/19/22	FOR REVIEW

RESIDENTIAL ADDITION/REMODEL TO:  
**PHELAN RESIDENCE**  
 1245 W. DEERPATH ROAD  
 LAKE FOREST, ILLINOIS

FOUNDATION PLAN

**A100**





**1 FIRST FLOOR PLAN**  
 A101 SCALE: 1/4" = 1'-0" PROPOSED

**JONATHAN CLAIR, ARCHITECT**  
 4827 21st AVENUE  
 KENOSHA, WI 53140  
 (847) 374-0056

date	description
03/19/22	FOR REVIEW

RESIDENTIAL ADDITION/REMODEL TO:  
**PHELAN RESIDENCE**  
 1245 W. DEERPATH ROAD  
 LAKE FOREST, ILLINOIS

FIRST FLOOR PLAN

A101





**2 EAST ELEVATION**  
A005 SCALE: 1/4" = 1'-0" EXISTING CONDITIONS



**1 NORTH ELEVATION**  
A005 SCALE: 1/4" = 1'-0" EXISTING CONDITIONS

JONATHAN CLAIR, ARCHITECT  
4827 21st AVENUE  
KENOSHA, WI 53140  
(847) 374-0056

date	description
03/18/22	FOR REVIEW

RESIDENTIAL ADDITION/REMODEL TO:  
**PHELAN RESIDENCE**  
1245 W. DEERPATH ROAD  
LAKE FOREST, ILLINOIS

EXISTING CONDITIONS  
EXTERIOR ELEVATIONS

A005



**2 WEST ELEVATION**  
**A006** SCALE: 1/4" = 1'-0" EXISTING CONDITIONS



**1 SOUTH ELEVATION**  
**A006** SCALE: 1/4" = 1'-0" EXISTING CONDITIONS

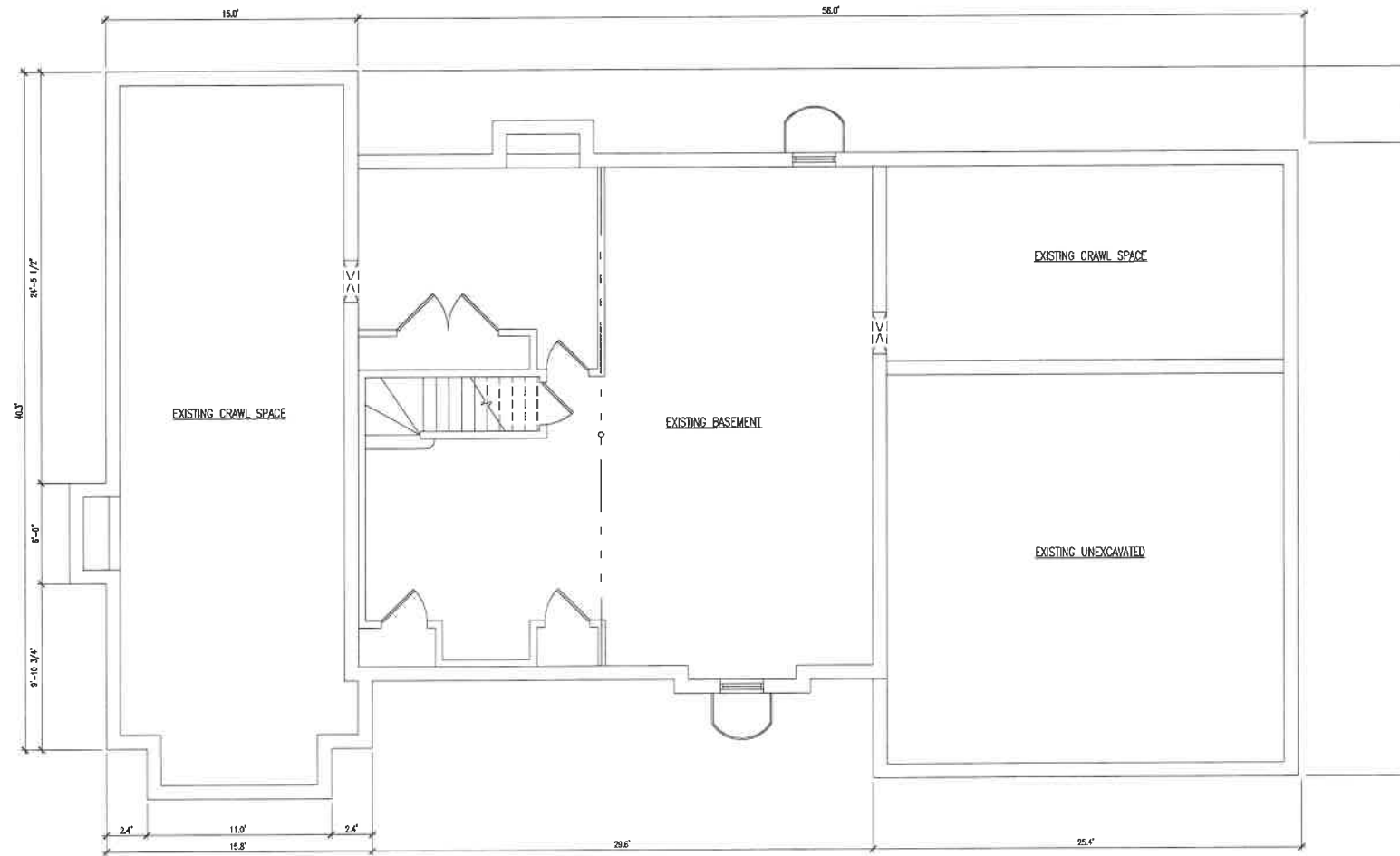
**JONATHAN CLAIR, ARCHITECT**  
 4827 21st AVENUE  
 KENOSHA, WI 53140  
 (847) 374-0056


date	description
03/19/22	FOR REVIEW

RESIDENTIAL ADDITION/REMODEL TO:  
**PHELAN RESIDENCE**  
 1245 W. DEERPATH ROAD  
 LAKE FOREST, ILLINOIS

EXISTING CONDITIONS  
 EXTERIOR ELEVATIONS

**A006**




1 **FOUNDATION PLAN**  
A001 SCALE: 1/4" = 1'-0" EXISTING CONDITIONS

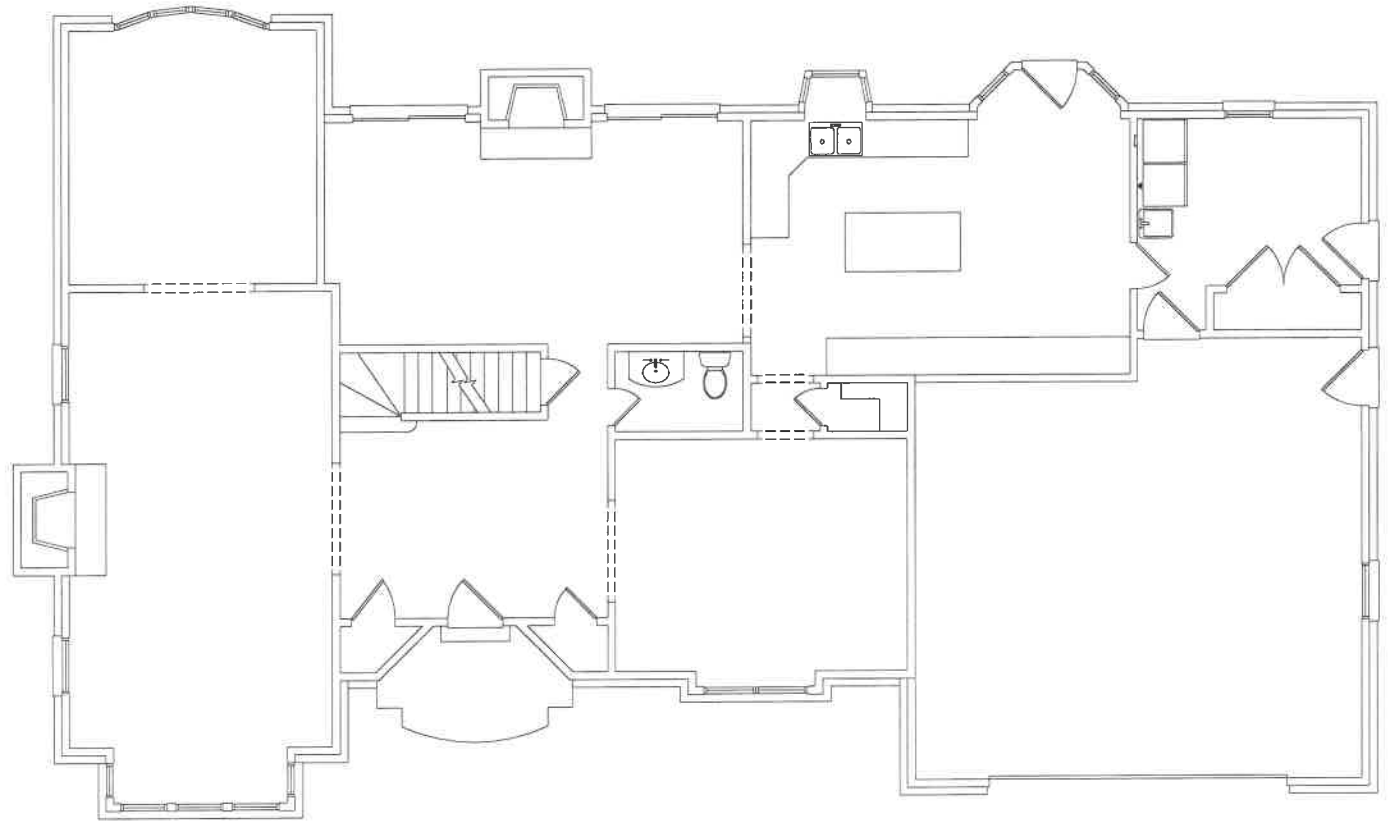
**JONATHAN CLAIR, ARCHITECT**  
 4827 21st AVENUE  
 KENOSHA, WI 53140  
 (847) 374-0056

date	description
03/19/22	FOR REVIEW

RESIDENTIAL ADDITION/REMODEL TO:  
**PHELAN RESIDENCE**  
 1245 W. DEERPATH ROAD  
 LAKE FOREST, ILLINOIS

EXISTING CONDITIONS  
 FOUNDATION PLAN

**A001**



1  
A002

**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

EXISTING CONDITIONS

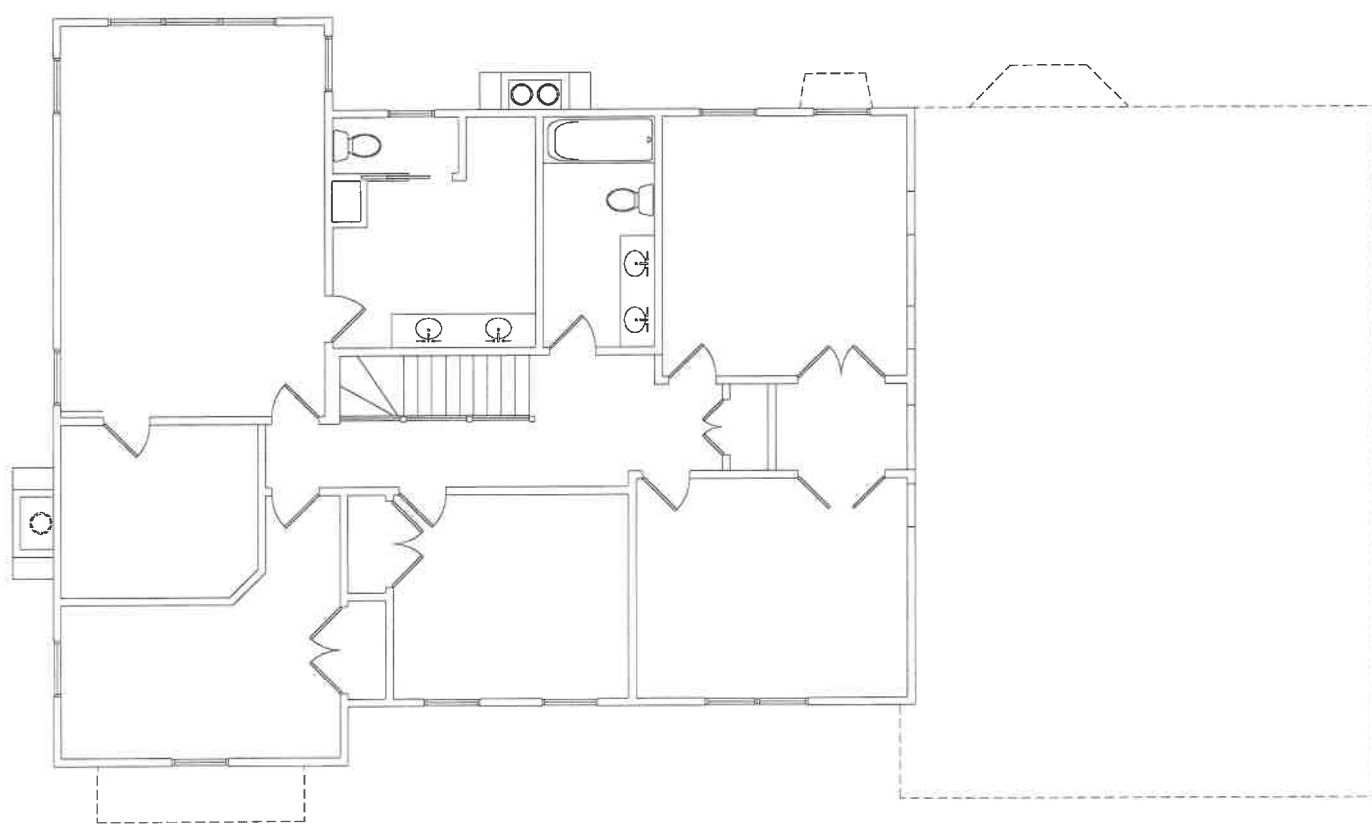
EXISTING CONDITIONS  
FIRST FLOOR PLAN

A002

RESIDENTIAL ADDITION/REMODEL TO:  
**PHELAN RESIDENCE**  
1245 W. DEERPATH ROAD  
LAKE FOREST, ILLINOIS

date	description
08/15/22	FOR REVIEW

**JONATHAN CLAIR, ARCHITECT**  
4827 21st AVENUE  
KENOSHA, WI 53140  
(847) 374-0056



1  
A003

**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0" EXISTING CONDITIONS

EXISTING CONDITIONS  
SECOND FLOOR PLAN

A003

RESIDENTIAL ADDITION/REMODEL TO:  
**PHELAN RESIDENCE**  
1245 W. DEERPATH ROAD  
LAKE FOREST, ILLINOIS

date	description
08/19/22	FOR REVIEW

**JONATHAN CLAIR, ARCHITECT**  
4827 21st AVENUE  
KENOSHA, WI 53140  
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 4827 21st AVENUE  
 KENOSHA, WI 53140  
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date	description
03/19/22	FOR REVIEW

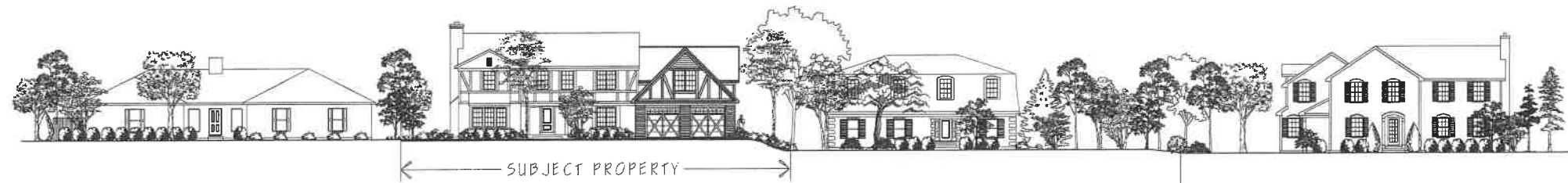
RESIDENTIAL ADDITION/REMODEL TO:  
**PHILAN RESIDENCE**  
 1245 W. DEERPETH ROAD  
 LAKE FOREST, ILLINOIS

EXTERIOR ELEVATIONS

**A200**



**1 NORTH ELEVATION**  
 A202 SCALE: 1/4" = 1'-0" OVERLAY



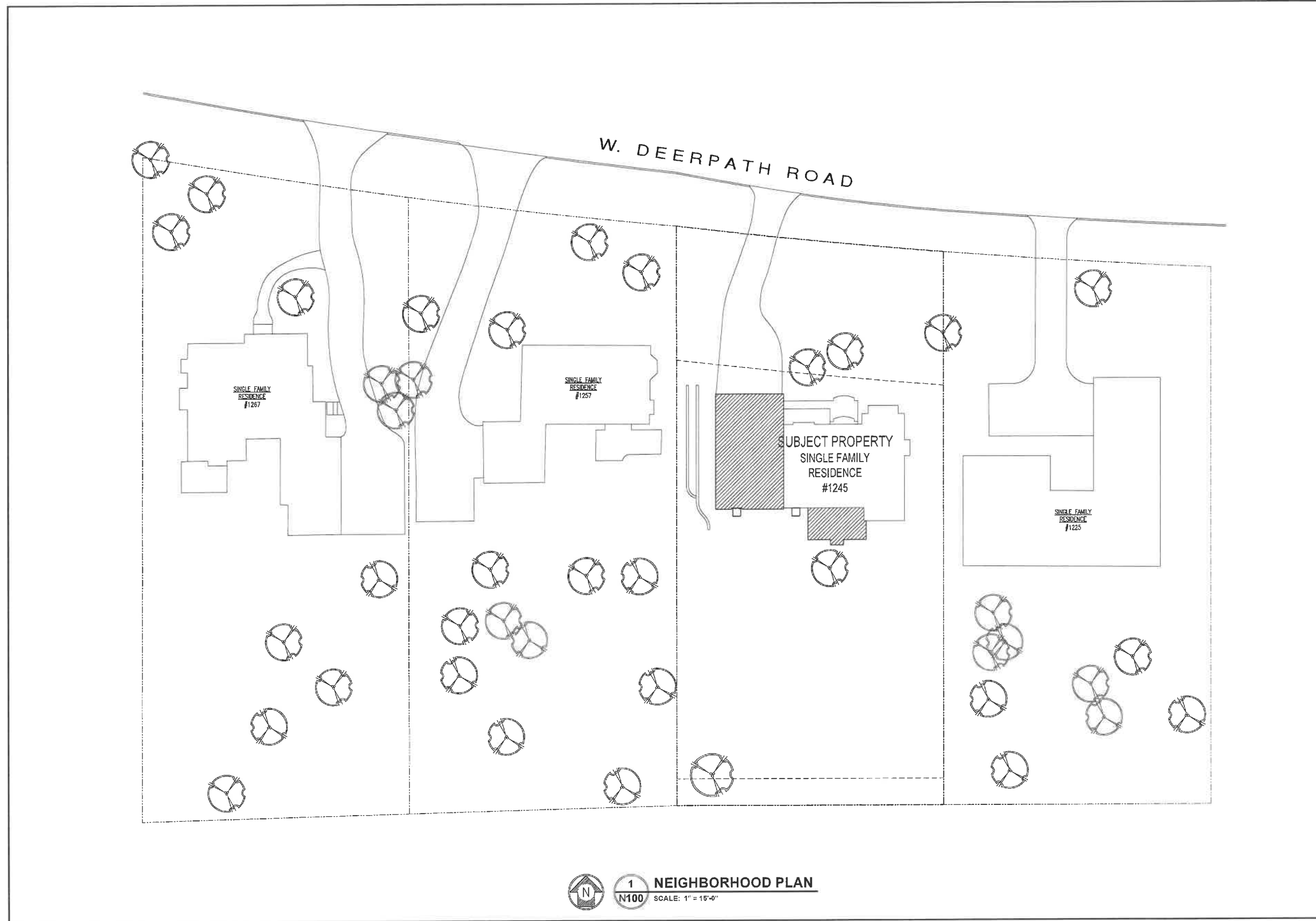
JONATHAN CLAIR, ARCHITECT  
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KENOSHA, WI 53140  
(847) 374-0056

date	description
08/19/22	FOR REVIEW

RESIDENTIAL ADDITION/REMODEL TO:  
**PHELAN RESIDENCE**  
1245 W. DEERPATH ROAD  
LAKE FOREST, ILLINOIS

NEIGHBORHOOD STREETSCAPE

N100



 **1** NEIGHBORHOOD PLAN  
 SCALE: 1" = 15'-0"

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03/19/22	FOR REVIEW

RESIDENTIAL ADDITION/REMODEL TO:  
**PHELAN RESIDENCE**  
1245 W. DEERPETH ROAD  
LAKE FOREST, ILLINOIS

NEIGHBORHOOD PLAN

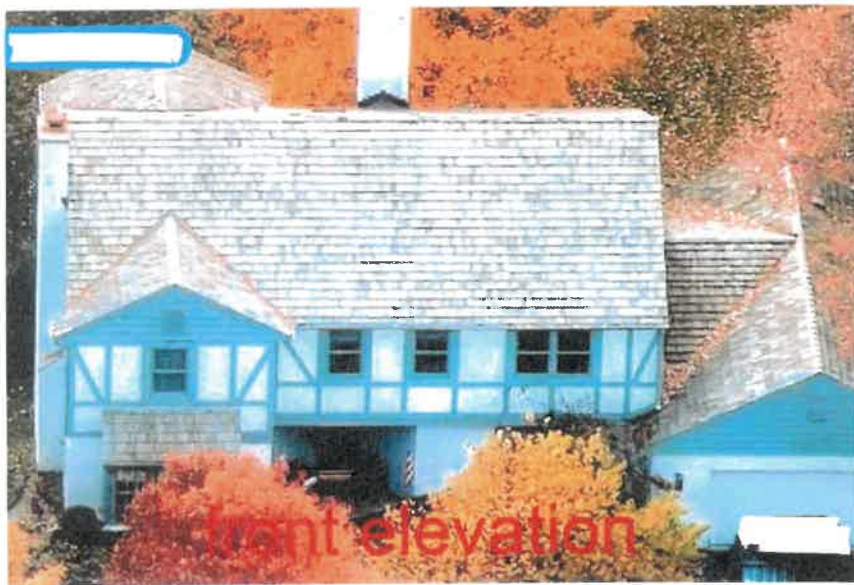
**N100**

## ***Photographs***





front elevation



front elevation



