

THE CITY OF LAKE FOREST
CITY COUNCIL AGENDA Monday,
March 18, 2024, 6:30 p.m.
220 E. Deerpath
Lake Forest, IL 60045

CALL TO ORDER AND ROLL CALL

6:30 p.m.

Honorable Mayor, Stanford R. Tack

| | |
|---|--|
| Nancy Novit, Alderman First Ward | Jim Preschlack, Alderman Third Ward |
| Joseph R. Waldeck, Alderman First Ward | Ara Goshgarian, Alderman Third Ward |
| Edward U. Notz, Jr., Alderman Second Ward | Eileen Looby Weber, Alderman Fourth Ward |
| John Powers, Alderman Second Ward | Richard Walther, Alderman Fourth Ward |

PLEDGE OF ALLEGIANCE

REPORTS OF CITY OFFICERS

1. COMMENTS BY MAYOR

A. Lake Forest Day Proclamation “Lake Forest Salutes Our Welcoming Community”

A copy of the Proclamation can be found on page 13

2. COMMENTS BY CITY MANAGER

A. Forest Park Boardwalk Construction Update
- Byron Kutz, P.E., Superintendent of Engineering

3. OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

4. COMMITTEE REPORTS

5. ITEMS FOR OMNIBUS VOTE CONSIDERATION

1. Approval of March 4, 2024, City Council Meeting Minutes

A copy of the minutes can be found beginning on **page 14**.

COUNCIL ACTION: Approval of March 4, 2024, City Council Meeting Minutes

2. Annual Vendor Approval for FY2025

STAFF CONTACT: *Elizabeth Holleb, Finance Director (847-810-3612)*

PURPOSE AND ACTION REQUESTED: Staff requests approval of the vendors listed on **page 18** for FY2025.

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

Section 38.37(A) provides that contracts with vendors or other providers delivering supplies or services on an unspecified but ongoing basis in annual amounts anticipated to exceed \$25,000 shall be presented to the City Council for consideration as part of the review and approval of the City budget. City staff is seeking approval of FY25 vendors at this time to allow City operating departments to begin entering FY25 purchase orders on March 31. It should be noted that payment for FY25 goods/services will not begin until May 1.

The attached list identifies the vendors requested for approval for FY2025, with an indication of their approvals for FY2022-FY2024, if applicable. The City Council will continue to approve any single purchase over \$25,000 as specified in Chapter 38 of the City Code.

BUDGET/FISCAL IMPACT: Approval of the attached vendor list does not have an immediate fiscal impact. The amounts designated for each vendor for FY2025 have been included in the annual budget.

COUNCIL ACTION: Approval of the attached list of vendors (**page 18**) for Fiscal Year 2025.

3. Approval of a Second Year Renewal with Hoerr Construction, Inc. for the 2024 Sewer Lining Program, and Authorize the City Manager to Execute an Agreement in the Amount Not to Exceed \$275,000

STAFF CONTACT: *Byron Kutz, P.E., Superintendent of Engineering (847-810-3555)*

PURPOSE AND ACTION REQUESTED: The Public Works Committee and staff request City Council approval of the contract for the Lake Forest share of the 2024 Sewer Lining Program to Hoerr Construction.

BACKGROUND/DISCUSSION: The City maintains 140 miles of mainline sanitary sewers and 219 miles of storm sewer throughout the City. The pipe material that was predominantly used in the past to construct the sewers was a clay material. The clay pipes are most susceptible to deterioration from natural elements and root intrusions resulting in broken pipes and leaking joints. With a deteriorated pipe, the functionality of the pipe to carry the flows is compromised thereby creating surcharges and/or backups. This reconstruction technique is performed without the expensive and disruptive excavation process. The process provides for the insertion of a special liner inside the pipe, creating a new smooth-surfaced, long-lasting pipe within the old sewer.

If approved by City Council, the project would commence in late summer/ early fall and be completed in a few weeks. Upon confirming the start date of the project, a letter will be sent to the residents within the limits of the project two weeks prior to start of construction. The City's website, under "Construction Updates", will also provide details on the construction schedule.

PROJECT REVIEW/RECOMMENDATIONS:

| Reviewed | Date | Comments |
|------------------------|------------|--|
| Public Works Committee | 3/4/2024 | Reviewed & Recommended City Council Approval |
| Finance Committee | 11/13/2023 | Included with FY '25 Capital Plan |

BUDGET/FISCAL IMPACT: If approved, this will be the 2nd of 3 option years on this contract. The 2024 contract unit prices will increase 2.1% over last year per the terms of the 2022 contract. This project was bid under the Municipal Partnering Initiative (MPI) with Highland Park, and Mundelein, with Lake Forest as the lead agency. The agreement was awarded at the June 6, 2022 City Council meeting and allowed for the contract to be renewed for up to three additional and consecutive one-year terms, upon the mutual written consent of the City and Contractor.

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

Below is a summary of project budget by funding source:

| FY 2025 Funding Source | Amount Budgeted | Amount Requested | Budgeted Y/N |
|--|-----------------|------------------|--------------|
| Capital Fund 311-3703-467.67-25 | \$75,000 | \$75,000 | Y |
| Water and Sewer Fund 508-6103-467.67-46 | \$200,000 | \$200,000 | Y |

Additional Water and Sewer Funds were budgeted this year in order to line the sewer main through the Deerpath Golf Course which is just downstream from Lake Forest Hospital.

All three communities are recommending extending their portion of the contract to Hoerr Construction at their respective Council/Board meetings in the next few months. The contractor has worked in Lake Forest on previous contracts with satisfactory results.

COUNCIL ACTION: Approval of a Second Year Renewal with Hoerr Construction, Inc. for the 2024 Sewer Lining Program, and Authorize the City Manager to Execute an Agreement in the Amount Not to Exceed \$275,000

4. Waive the Bidding Process and Authorize the City Manager to approve used police vehicle purchases up to a maximum expenditure of \$250,000.

STAFF CONTACT: Kevin Zelk, Deputy Chief of Police Administration (847-810-3816)

PURPOSE AND ACTION REQUESTED: Staff requests approval to replace several unmarked police vehicles through a grant received in the FY24 State of Illinois budget in the amount of \$250,000. In order to purchase quality used vehicles, staff requests the formal bidding process be waived, and the City Manager be able to approve purchases as opportunities arise. The total amount of all purchases would not exceed \$250,000.

BACKGROUND/DISCUSSION: The Lake Forest Police Department was notified by the office of State Senator Julie Morrison that we had received a \$250,000 grant for administrative expenses associated with public safety. As we assessed the greatest needs of our department, we believe this grant would be best used to address our aging unmarked vehicle fleet.

The police department has six unmarked vehicles that are used by the investigations and administrative sections. Most of these vehicles are at or past their expected lifespan. Several have experienced serious mechanical issues. Traditionally, unmarked vehicles are replaced by low-mileage patrol vehicles; however, this has not been the case in recent years due to the turbulent environment in procuring new police vehicles.

If we were to wait to replace our unmarked vehicles through usual City purchasing practices, we would be in danger of not having enough vehicles to respond to the operational needs of the department.

BUDGET/FISCAL IMPACT: Unmarked vehicles for investigation and administrative purposes do not need to meet the strict requirements for patrol use. There currently is a thriving used vehicle market with several reasonably priced vehicles available.

To make the best use of the grant assistance, buying used vehicles would allow the police to maintain our operational readiness until traditional police vehicle purchasing normalizes. Has competitive pricing been obtained for proposed goods/services? **No**

Staff is requesting a waiver to the bidding process under Administrative Directive 3-5, Section 6.2 – Waiver of Procedures (requires 2/3 vote). Due to the nature of purchasing used vehicles, dealerships will not “hold” a vehicle while staff engages in the normal purchasing process to seek City Council approval on a regularly scheduled meeting date.

Staff requests the City Manager authorize purchases not to exceed a total amount of \$250,000. These purchases will be made with the understanding that staff will request all purchases be ratified at a future City Council meeting.

This project will be funded through the City's Capital Fund.

| FY2024 Funding Source | Amount Budgeted | Amount Requested | Budgeted? Y/N |
|-----------------------------------|-----------------|------------------|------------------|
| Capital Fund 311-5003-475-7502 | \$0 | \$ 250,000.00 | N |

These funds will be reimbursed by the grant managed by the Illinois Department of Commerce and Economic Opportunity.

COUNCIL ACTION: Waive the Bidding Process and Authorize the City Manager to approve used police vehicle purchases up to a maximum expenditure of \$250,000.

5. Approval to Waive the Bid Process and Award a Contract to Northern Divers U.S.A. for the Water Plant Intake Cleaning Project Included in the FY '25 Budget, in the amount of \$225,000.

STAFF CONTACT: *Dan Martin, Superintendent of Public Works (810-3561)*

PURPOSE AND ACTION REQUESTED: The Public Works Committee is recommending City Council authorization to waive the bid process and award a contract for the FY2025 Water Plant Intake Cleaning Project to Northern Divers U.S.A. The proposed cleaning process is a patented system that avoids shutting the plant down during cleaning and does not require removing the chemical feed system running along the entire length of each intake; saving considerable time and cost. If approved by City Council this evening, the proposed intake cleaning is scheduled to commence the first week of May 2024 and should be completed prior to the high pumpage season.

BACKGROUND/DISCUSSION: The two intake pipelines deliver raw water from Lake Michigan into the Water Treatment Plant (WTP) for filtration. The raw water enters the plant by gravity flow. The 24" intake pipeline was constructed in the 1930's and is a sand cast iron pipe. The pipe extends into the lake approximately 2975' and has three inlets that are in a straight line with the pipe. The 42" intake pipeline was constructed in 1974 and is a pre-stressed concrete pipe. The pipe extends into the lake 3900' and there is a "crow's foot" at the end. The "crow's foot" extends to the north and south and each segment is 50' long and 36 inches in diameter. Both pipelines run along the bottom of the lake at an approximate depth of 30 feet.

The last time the entire lengths of both intake lines were cleaned was in 2021 by Northern Divers U.S.A., a professional diving company with a patented cleaning technology. The invented process creates a high-pressure vortex using mixed air and water to loosen and remove the accumulated sediment and debris from inside the 24" and 42" diameter intake pipelines and expels the sediment back into Lake Michigan. Northern Divers U.S.A. patented intake cleaning process allows the WTP to stay in operation and can be done without removing/re-placing the chemical feed system estimated to cost over \$350,000. In addition, this process will improve plant operations, increase capacity, and save operating costs by reducing backwash cycles and using less chemicals.

The intake pipelines are inspected periodically to be sure there are no major collapses or broken chlorine lines and to monitor the level of sediment buildup. Prior to the cleaning in 2021 plant staff performed a high flow pumping test on the intake lines to measure instantaneous turbidity. Test results indicated greater than 100 ntu (nephelometric turbidity units) within 15 minutes of operation. A similar test performed in the fall of 2023 yielded similar results. The increased amount of accumulated sediment on the bottom of the intake becomes a serious issue during peak demand due to the "artificial" turbidity (dirt in the water) that is created. While the turbidity is high, the backwash frequency can double, increasing the water volume needed for the backwash by as much as 20%. The increase backwash cycles cause higher operating costs, a reduction in capacity, and a negative impact on membrane module lifespan.

Northern Divers used their proprietary system to successfully clean the intakes at the North Chicago, Abbott Laboratories, Glencoe Water Plant, Waukegan Water Plant, Great Lakes Naval Base plant and the Thermal Chicago, Inc. water intakes in Chicago. Additional savings

may be achieved in future years by coordinating intake cleaning schedules with neighboring communities, which the City is seeking.

After a thorough review and discussion of the cleaning process, the Public Works Committee recommended waiving the bid process and moving forward with Northern Divers U.S.A.

PROJECT REVIEW/RECOMMENDATIONS:

| Reviewed | Date | Comments |
|------------------------|-----------|---|
| Public Works Committee | 2/20/2024 | Review and approved request to waive the bid process. |

BUDGET/FISCAL IMPACT:

Has City staff obtained competitive pricing for proposed goods/services? **No**
 Administrative Directive 3-5, Section 6.2 - Waiver of Procedures (requires 2/3 vote)

The proposal received from Northern Divers U.S.A. in October 2023 to clean the intakes this spring was \$215,000, which is a \$30,000 increase from the previous two cleanings done in 2018 and 2021. The reason for the steep increase is similar to what staff has experienced with other project increases due to higher labor rates, pump system rental rates, equipment mobilization rates and the diesel fuel to run the six large pumps. For example, approximately 3,000 gallons of diesel is needed to run the pumps, in 2021 the cost per gallon was \$1.49 and in 2024 the cost is estimated at \$4.00/gallon. A day before the Public Works Committee meeting on February 20, 2024, Northern Divers called informing staff that they had received additional cost increases of \$10,000 from their equipment rental vendors, increasing the total project cost to \$225,000. Northern Divers U.S.A, noted this is the final project cost for the project. The FY25 budget amount will be revised, and the \$10,000 overage will be covered by other projects under budget.

| FY2025 Funding Source | Amount Budgeted | Amount Requested | Budgeted? Y/N |
|--|-----------------|------------------|---------------|
| Water Fund Capital Improvement 508-6003-467.67-55 | \$215,000 | \$225,000 | Y |

COUNCIL ACTION: Approval to Waive the Bid Process and Award a Contract to Northern Divers U.S.A. for the Water Plant Intake Cleaning Project Included in in the FY '25 Budget, in the amount of \$225,000.

6. Consideration of a recommendation from staff to authorize the City Manager to enter into a contract with Citywide Elevator Inspection Services, Inc.

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

PURPOSE AND ACTION REQUESTED: City Council authorization is requested to allow staff to enter into a new contract for elevator plan review and inspection services. The prior contract recently ended.

BACKGROUND/DISCUSSION: The City of Lake Forest, like many other municipalities as well as the County, contracts with an outside licensed provider for plan review and inspection services for elevators and other types of conveyance equipment such as dumbwaiters and escalators, in commercial, institutional and multi-family buildings.

The City has outsourced elevator inspections for many years because the specialized certifications required to perform elevator services take considerable time to obtain and are costly to maintain relative to the limited number of these types of plan reviews and inspections that are needed in our community. Outsourcing elevator related work has proven to be a cost-effective way to provide these types of services to building and business owners in The City of Lake Forest.

There are a limited number of certified elevator companies in the area. The City has contracted with Elevator Inspection Services (EIS) in recent years. Upon the expiration of the present contract, the City invited bids for services from the current provider as well as all other interested companies. The proposals received are summarized below. Based on the pricing offered by Citywide Elevator Inspection Services, Inc., and upon receiving positive references from other municipalities currently using this company, staff recommends entering into a two year contract, with the option to renew for two additional one year terms, with Citywide Elevator Inspection Services Inc.

| Company | Bid |
|--|--|
| Citywide Elevator Inspection Services, Inc. | Plan Review/Inspection: \$16.00 Semi – Annual Inspections: \$16.00 Reinspections: \$16.00 |
| Elevator Inspection Services, Inc. | Plan Review/Inspection: \$80.00 Annual Inspections: \$19.00 Reinspections: \$17.00 |
| Thompson Elevator Inspection Services, Inc. | Plan Review/Inspection: \$150.00 Annual Inspections: \$100.00 Reinspections: \$100.00 |

BUDGET/FISCAL IMPACTS: All costs for elevator inspections are passed through to the end users, the building and business owners. A processing fee is added to the consultant's charges to cover City costs related to administrative tasks associated with providing this service.

| FY2024 Funding Source | Amount Budgeted | Amount Requested | Budgeted Y/N |
|-------------------------------------|-----------------|------------------|--------------|
| General Fund #101-3401-435-35-31 | \$13,000 | \$13,000 | Yes |

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

COUNCIL ACTION: If determined to be appropriate by the City Council, direct the City Manager to enter into a contract with Citywide Elevator Inspection Services, Inc. for ongoing elevator services.

7. Consideration of Ordinances Approving Recommendations from the Building Review Board for 1062 Valley Road, 715 Forest Hill Drive, 1360 Everett Road, and 545 Whitehall Lane. (First Reading, and if Desired by the City Council, Final Approval)

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

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

BACKGROUND: 1062 Valley Road – The Building Review Board recommended approval of an Ordinance authorizing a partial second floor addition, a new detached garage, modification of the site plan to relocate the driveway, and other related alterations. The Board considered the petition over the course of two meetings and in response to testimony, the site plan was modified to minimize headlights shining into private spaces of the neighboring home. Neighbors spoke in support of the proposed updates to the property. This petition was also considered by the Zoning Board of Appeals with a recommendation in support of approval as detailed in the following agenda item. (Board vote – 4 to 0)

715 Forest Hill Drive – The Building Review Board recommended approval of an Ordinance for a second floor addition, expansion of the garage, and related alterations. One neighbor spoke in opposition to the project expressing concerns about the increased mass of the house as proposed. The Board noted that no variances are requested and that the proposed expansion of the house is generally consistent with modifications made to other homes in the neighborhood. The petitioner responded by lowering the roof of the addition. Several neighbors submitted testimony in support of the project. (Board vote – 4 to 0)

1360 Everett Road – The Building Review Board recommended approval of an Ordinance authorizing demolition of the existing residence and garage and approving plans for a replacement residence and garage. A neighbor asked that careful attention be paid to drainage and use and maintenance of the shared private road during construction. (Board vote - 4 to 0)

545 Whitehall Lane – The Building Review Board recommended approval of an Ordinance for a new residence and attached garage on a vacant lot. The President of the Whitehall Meadows' Homeowners' Association submitted a letter in support of the project. (Board vote - 4 to 0)

Ordinances approving the petitions as recommended by the Building Review Board, with key exhibits attached, are included in the Council packet beginning **on page 19**. The Ordinances, complete with all exhibits, are available for review in the Community Development Department.

COUNCIL ACTION: If determined to be appropriate by the City Council, waive first reading and grant final approval of the Ordinances approving the petitions in accordance with the Building Review Board's recommendations.

8. Consideration of Ordinances Approving Recommendations from the Zoning Board of Appeals for 1062 Valley Road and 605 College Road. (First Reading, and if Desired by the City Council, Final Approval)

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

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

BACKGROUND:

1062 Valley Road – The Zoning Board of Appeals recommended approval of an Ordinance granting setback variances for an addition and alterations to the residence within the corner side and side yards. In response to a neighbor's request, the petitioner confirmed that the addition will not encroach into the side yard any further than the existing residence. The Building Review Board also considered this petition recommending approval as detailed in a previous agenda item. (Board vote: 7-0, approved)

605 College Road – The Zoning Board of Appeals recommended approval of an Ordinance granting a variance from the side yard setback to allow enclosure of an open, rear porch and the addition of a connection between the residence and the detached garage. No testimony was presented to the Board on this petition. The Historic Preservation Commission also considered this petition and recommended approval as detailed in the following agenda item. (Board vote: 7-0, approved)

Ordinances approving variances as recommended by the Zoning Board of Appeals, with key exhibits attached, are included in the Council packet beginning on **page 52**. The Ordinances, complete with all exhibits, are available for review in the Community Development Department.

COUNCIL ACTION: If determined to be appropriate by the City Council, waive first reading and grant final approval of Ordinances approving variances from zoning setbacks for 1062 Valley Road and 605 College Road in accordance with the Zoning Board of Appeals' recommendations.

9. Consideration of an Ordinance Approving a Recommendation from the Historic Preservation Commission Granting a Building Scale Variance and Approving an Addition and Alterations at 605 College Road. (First Reading and if Desired by the City Council, Final Approval)

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

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

BACKGROUND: 605 College Road – The Commission recommended approval of an Ordinance granting a building scale variance to allow an open, rear porch to be enclosed and the addition of an enclosed connection between the residence and detached garage. Although the Commission has final authority over design related decisions, final approval by the City Council is required for building scale variances. No public testimony was presented to the Commission on this petition. This petition was also considered by the Zoning Board of Appeals with a recommendation in support of approval as detailed in the previous agenda item. (Approved 6 – 0)

An Ordinance approving a building scale variance for 605 College Road, with key exhibits attached, is included in the Council packet beginning on **page 65**. The Ordinance with complete exhibits is available for review in the Community Development Department.

COUNCIL ACTION: If determined to be appropriate by the City Council, waive first reading and grant final approval of an Ordinance approving a building scale variance for 605 College Road as recommended by the Historic Preservation Commission.

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

6. OLD BUSINESS

7. NEW BUSINESS

8. ADDITIONAL ITEMS FOR DISCUSSION/ COMMENTS BY COUNCIL MEMBERS

9. ADJOURNMENT

A copy of the Decision Making Parameters is included beginning on **page 12** of this packet.

Office of the City Manager

March 13, 2024

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





THE CITY OF LAKE FOREST

DECISION-MAKING PARAMETERS FOR CITY COUNCIL, AND APPOINTED BOARDS & COMMISSIONS

Adopted June 18, 2018

The City of Lake Forest Mission Statement:

“Be the best-managed, fiscally-responsible and appealing community and promote a community spirit of trust, respect and citizen involvement.”

The Lake Forest City Council, with the advice and recommendations of its appointed advisory Boards and Commissions, Lake Forest Citizens, and City Staff, is responsible for policy formulation and approval. Implementation of adopted strategy, policy, budgets, and other directives of Council is the responsibility of City Staff, led by the City Manager and Senior Staff. The Mayor and Aldermen, and appointed members of Boards and Commissions should address matters in a timely, deliberate, objective and process-driven manner, making decisions guided by the City of Lake Forest Strategic and Comprehensive Plans, the City’s Codes, policies and procedures, and the following parameters:

- Motions and votes should comprise what is in the best long-term interests of all Lake Forest citizens, measured in decades, being mindful of proven precedents and new precedents that may be created.
- All points of view should be listened to and considered in making decisions with the long-term benefit to Lake Forest’s general public welfare being the highest priority.
- Funding decisions should support effectiveness and economy in providing services and programs, while mindful of the number of citizens benefitting from such expenditures.
- New initiatives should be quantified, qualified, and evaluated for their long-term merit and overall fiscal impact and other consequences to the community.
- Decision makers should be proactive and timely in addressing strategic planning initiatives, external forces not under control of the City, and other opportunities and challenges to the community.

Community trust in, and support of, government is fostered by maintaining the integrity of these decision-making parameters.

The City of Lake Forest’s Decision-Making Parameters shall be reviewed by the City Council on an annual basis and shall be included on all agendas of the City Council and Boards and Commissions.



PROCLAMATION

WHEREAS, the McKinlock Post 264 of the American Legion has undertaken to provide appropriate exercises and entertainment in celebration of LAKE FOREST DAY on WEDNESDAY, AUGUST 7, 2024, with a view to bringing together the people of our City in the furtherance of civic interest and advancement of community fellowship; and

WHEREAS, the McKinlock Post 264 of the American Legion honors Lake Forest residents, employees, neighbors and friends by saluting “*Our Welcoming Community*” as this year’s Lake Forest Day theme.

NOW, THEREFORE, BE IT HEREBY PROCLAIMED that said LAKE FOREST DAY celebration is declared to be a City Fair and in pursuance thereof, and Tuesday, August 6, 2024, and Wednesday, August 7, 2024, shall be observed as a holiday in The City of Lake Forest and our people are urged to forsake their ordinary pursuits and gather in West Park in a spirit of comradeship and good will in support of the ideals of our City.

Stanford R. Tack, Mayor

The City of Lake Forest
CITY COUNCIL MEETING
Proceedings of the Monday, March 4, 2024
City Council Meeting – City Council Chambers
220 E Deerpath, Lake Forest, IL 60045

CALL TO ORDER AND ROLL CALL: Honorable Mayor Tack called the meeting to order at 6:30 p.m., and City Clerk Margaret Boyer called the roll of Council members.

Present: Honorable Mayor Tack, Alderman Novit, Alderman Waldeck, Alderman Notz, Alderman Preschlack, Alderman Goshgarian, Alderman Weber, and Alderman Walther

Absent: Alderman Powers

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE was recited by all.

REPORTS OF CITY OFFICERS

COMMENTS BY MAYOR

Mayor Tack reported that Public safety is important to Lake Forest residents, affirmed by 95% of Community-Wide Survey respondents ranking overall safety as a very important factor when choosing to live in Lake Forest. He noted that the Lake Forest Police Department currently operates out of the Public Safety Building on Deerpath, which was constructed in the 1960s as a combined facility for the Police and Fire Departments. He emphasized that the current building is not adequate to meet the space needs of both departments, noting this issue was identified at the City Council’s Budget Workshop last November.

Mayor Tack encouraged the Council, together with the larger community, to begin to think through how to provide the facilities necessary to support our police department and make planning for a new police station a priority. While the City has been aware of the need for a new police station for years, other community needs were prioritized in recent years such as addressing storm sewer upgrades, improving athletic fields at Deerpath Community Park, and stabilizing the bluff above the beach.

Unique market conditions make it financially advantageous to begin discussions about a new police station facility now instead of in the future particularly considering the importance of public safety expressed in the Community Survey. Mayor Tack continued, noting there are inherent challenges with this type of project, which include identifying available land or a building that could be adapted to this use. Additionally, it’s important to ensure that this project is done in a fiscally responsible manner, and once completed, will serve the community long into the future. More information will be shared with the community as the process moves forward.

A. Resolution of Appreciation for retiring Battalion Chief, Cory A. Kazimour

Mayor Tack read the resolution and asked for a motion. Photos were taken.

Council Action: Approve the Resolution of Appreciation

Alderman Novit made a motion to approve the resolution of appreciation, seconded by Alderman Preschlack. Motion carried unanimously by voice vote.

B. Resolution of Appreciation for retiring Battalion Chief, Matthew H. Penar

Mayor Tack read the resolution and asked for a motion. Photos were taken.

Council Action: Approve the Resolution of Appreciation

Alderman weber made a motion to approve the resolution of appreciation, seconded by Alderman Notz. Motion carried unanimously by voice vote.

COMMENTS BY CITY MANAGER

A. Voting Information

- **Margaret Boyer, City Clerk**

City Manager Jason Wicha introduced the City Clerk who gave an overview of voting options for both early voting and election day, noting City Hall is not an election day polling site.

OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

COMMITTEE REPORTS

ITEMS FOR OMNIBUS VOTE CONSIDERATION

1. **Approval of February 20, 2024, City Council Meeting Minutes**
2. **Approval of the Check Register for the Period of January 27 – February 23, 2024**
3. **Approval of a Two-Year Contract Extension with Lake Forest Bank and Trust for Banking Services to June 30, 2026**
4. **Approval of Design Engineering Services for the Safe Routes to School Project to Gewalt Hamilton Associates, Inc., and Authorize the City Manager to Execute an Agreement in the Amount of \$42,276 to Include a Contingency in the Amount of \$2,724 for a Total Cost of \$45,000**
5. **Consideration of a Recommendation from the Plan Commission in Support of a Plat of Condominium for a building under construction at 715/719 McKinley Road. (Approval by Motion)**
6. **Consideration of a Recommendation from the Plan Commission in Support of Tentative and Final Plat Approval of the Eisler Two Lot Subdivision for Property addressed as 195 E. Onwentsia Road and Approval of an Ordinance Granting a Variance from the Minimum Lot Size for a Lot in Depth. (Approval by Motion and Waive First Reading and Grant Final approval of An Ordinance.)**

Mayor Tack asked members of the City Council if there were any items that they would like removed or taken separately. Seeing none, he asked for a motion.

Alderman Notz made a motion to approve the six (6) Omnibus items as presented, seconded by Alderman Preschlack. The following voted "Aye": Alderman Novit, Waldeck, Notz, Preschlack, Goshgarian, Weber, and Walther. The following voted "Nay": none. 7-Ayes, 0-Nays, motion carried.

Information such as Purpose and Action Requested, Background/Discussion, Budget/Fiscal Impact, Council Action and a Staff Contact as it relates to the Omnibus items can be found on the agenda.

OLD BUSINESS

NEW BUSINESS

- 1. Consideration of a Recommendation from the Plan Commission in Support of a Special Use Permit Authorizing a Starbucks with a Drive Through on the Southeast Corner of Waukegan and Everett Roads. (Waive First Reading and if Desired by the Council, Grant Final Approval of an Ordinance)**

Catherine Czerniak, Director of Community Development reported this is unanimous recommendation from the Plan Commission in support of a Special Use Permit for a Starbucks with a drive through on the north portion of the vacant parcel located on the southeast corner of Everett and Waukegan Roads. Ms. Czerniak gave a brief history of previous redevelopment proposals for the site that included most recently, a plan for a multi-family residential building and a Starbucks which was withdrawn and replaced with the current phased development proposal.

As noted above, Starbucks was previously presented as part of a larger redevelopment plan for the site. In response to concerns expressed about the scale and details of the earlier site plan, and to allow development of the corner with a Starbucks to move forward in the near term, the approvals requested at this time apply only to the Starbucks. The proposed Starbucks will have a double drive through lane to accommodate up to 15 cars. The Code requires drive throughs of any type to be considered through the Special Use Permit process and the site plan to be evaluated based on the applicable standards and criteria which are detailed in the Plan Commission's report. The remainder of the property remains buildable. Future plans for any development proposed on the south portion of the site will require City review and approval. Approval of the present request does not provide any certainty of approval of any specific future plan. No subdivision, lot reconfiguration, or variances are requested at this time.

Ms. Czerniak reviewed the City Council action options for this item.

The City Council and Ms. Czerniak had discussion on the Commission's expressed enthusiasm for seeing redevelopment of this site begin and noted that once in place, the Starbucks may attract interest and ideas for a use or uses of an appropriate scale on the remainder of the property, spill over parking, traffic flow, timeline. Jack Frigo was in the audience and when asked about delivery, he remarked that Starbucks should be delivered in December. The Council thanked him for working through the City's processes.

Mayor Tack asked if there was anyone from the public who would like to comment. Seeing none. He asked for a motion.

COUNCIL ACTION: Waive first reading of an Ordinance granting a Special Use Permit and approving the site plan for Starbucks on the southeast corner of Everett and Waukegan Roads with a drive through and if desired by the City Council, grant final approval of the Ordinance.

Alderman Weber made a motion to waive first reading of an Ordinance granting a Special Use Permit and approving the site plan for Starbucks on the southeast corner of Everett and Waukegan Roads with a drive through and grant final approval of the Ordinance, seconded by Alderman Walther. The following voted "Aye": Alderman Novit, Waldeck, Notz, Preschlack, Goshgarian, Weber, and Walther. The following voted "Nay": none. 7-Ayes, 0-Nays, motion carried.

ADDITIONAL ITEMS FOR COUNCIL DISCUSSION/COMMENTS BY COUNCIL MEMBERS

Alderman Notz commended first responders for their response during recent storms.

Mayor Tack noted there will be no further business following executive session, he then asked for a motion to adjourn into **EXECUTIVE SESSION pursuant to 5 ILCS 120/2 (c)(1), Personnel, and (5), Purchase or lease of real property for the use of the public body, and (6), Disposition of property and the consideration for the sale or lease of property owned by the Public Body.**

Alderman Walther made a motion to adjourn into executive session pursuant to 5 ILCS 120/2 (c)(1), Personnel, and (5), Purchase or lease of real property for the use of the public body, and (6), Disposition of property and the consideration for the sale or lease of property owned by the Public Body, seconded by Alderman Novit. The following voted "Aye": Alderman Novit, Waldeck, Notz, Preschlack, Goshgarian, Weber, and Walther. The following voted "Nay": none. 7-Ayes, 0-Nays, motion carried.

Adjournment into Executive Session at 7:11 pm.

Reconvened into Regular Session at 7:51 pm.

ADJOURNMENT

There being no further business Mayor Tack asked for a motion to adjourn. Alderman Preschlack made a motion to adjourn, seconded by Alderman Notz. Motion carried unanimously by voice vote at 7:52 p.m.

Respectfully Submitted,
Margaret Boyer, City Clerk

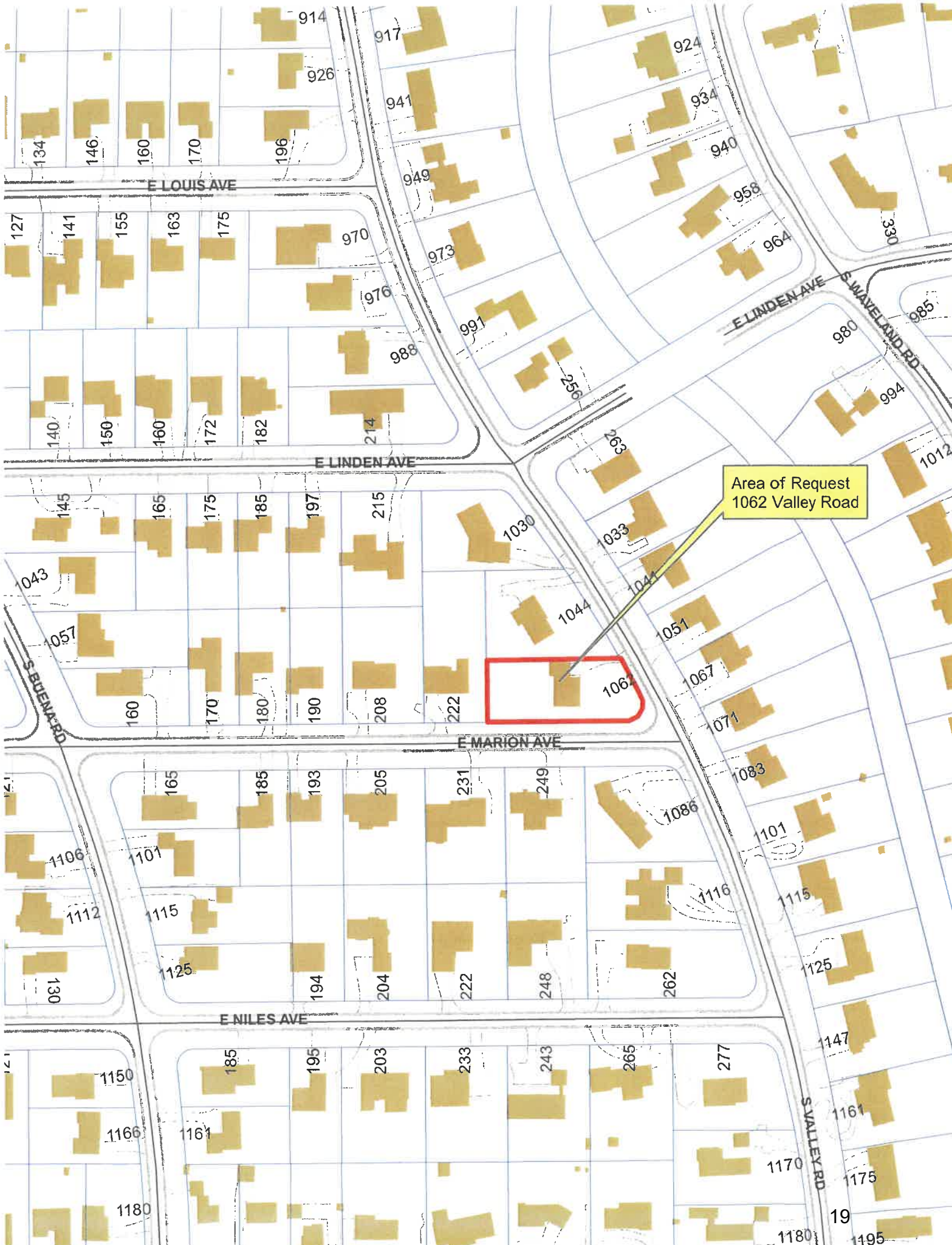
A video of the City Council meeting is available for viewing at the Lake Forest Library and on file in the Clerk's office at City Hall. You can also view it on the website by visiting www.cityoflakeforest.com. Click on I Want To, then click on View, then choose Archived Meetings Videos.

The City of Lake Forest
FY2025 City Council Vendor Approvals - March 18, 2024

DRAFT for consideration by City Council on 3/18/24

Section 38.37(A) of Lake Forest City Code: Vendors or other providers delivering supplies or services on an unspecified but ongoing basis in annual amounts anticipated to be more than \$25,000, such contracts or similar authorizations shall be presented to the City Council for consideration as part of the review and approval of the City's annual budget. Individual purchases of \$25,000 or greater still require specific City Council approval.

| <u>Department</u> | <u>Vendor</u> | <u>Approved FY2022</u> | <u>Approved FY2023</u> | <u>Approved FY2024</u> | <u>Proposed FY2025</u> | <u>Description:</u> |
|-------------------|--------------------------------|----------------------------|----------------------------|----------------------------|----------------------------|--|
| Human Resources | Clark Baird Smith | 70,000 | 70,000 | 70,000 | 70,000 | Professional Services - legal |
| Police | LaLuzerne & Smith | 60,000 | 60,000 | 70,000 | 75,000 | Professional Services - City Prosecutor |
| Finance | Speer Financial | 35,000 | 35,000 | 35,000 | 35,000 | Financial Advisory Services |
| Non-Department | North Shore Gas Company | 45,000 | 45,000 | 59,000 | 55,000 | Utility Services |
| Non-Department | ComEd | 75,000 | 70,000 | 70,000 | 65,000 | Utility Services |
| Non-Department | AT&T | 55,000 | 55,000 | n/a | n/a | Utility Services |
| Human Resources | IL Dept of Employment Security | 87,000 | 87,000 | 87,000 | 75,000 | Unemployment insurance |
| Non-Department | Constellation Energy Services | 385,000 | 425,000 | 473,000 | 465,000 | Utility Services |
| Human Resources | IRMA | 1,250,000 | 1,450,000 | 1,450,000 | 1,500,000 | Member Contribution and Deductibles |
| Parks/Recreation | NSSRA | 300,000 | 300,000 | 300,000 | 320,000 | Membership and inclusion services |
| Cemetery | William Blair & Company | 30,000 | 30,000 | 30,000 | 60,000 | Cemetery investment services |
| PW/Engineering | Wiss Janney Elstner Associates | | | | 30,000 | Bridge Inspections (previously <\$25,000) |
| Innovation/Tech | Comcast of Chicago | 33,000 | 33,000 | 35,000 | 35,000 | Internet and television services |
| Innovation/Tech | Heartland | 30,000 | 30,000 | 50,000 | 50,000 | ArcServe and VMWare maint; IT consulting |
| Public Works | Avalon Petroleum | | | | | Fuel - The amount designated is for all associated purchases over the fiscal year. Price quotes are obtained with each individual order. |
| Public Works | Gas Depot | | | | | |
| Public Works | Al Warren Oil Company | | | | | |
| Public Works | Bell Fuels, Inc | 300,000 | 300,000 | 300,000 | 300,000 | |
| Public Works | Mansfield Oil Company | | | | | |
| Public Works | Texor Fuel Services | | | | | |
| Public Works | Conserv FS | | | | | |
| City Manager | Verizon Wireless | 150,000 | 150,000 | 150,000 | 150,000 | Wireless/cellular services - State Bid |
| | | | | | <u>3,285,000</u> | |



Area of Request
1062 Valley Road

THE CITY OF LAKE FOREST

ORDINANCE NO. 2024- ____

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 1062 VALLEY ROAD

WHEREAS, Oana Herghelegiu ("**Owner**") is the owner of that certain real property commonly known as 1062 Valley Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-2, Single Family Residence Zoning District; and

WHEREAS, the Owner desires to construct additions and make alterations, including, but not limited to, a partial second floor addition and a detached garage, and desires to relocate the driveway ("**Improvements**") as depicted on the plans and architectural drawings that are attached hereto as Group Exhibit B ("**Plans**"); and

WHEREAS, the Owner submitted an application ("**Application**") to permit the construction of the Improvements and was required to present the Plans to the Building Review Board ("**BRB**") for its evaluation and recommendation; and

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held over the course of two meetings on December 15, 2023 and February 7, 2024; and having considered the evidence and testimony by all those attending the public hearing who wished to testify, made the following findings:

1. the Property is located within the R-2, Single Family Residence District under the City Code,
2. Owner proposes to construct the Improvements as depicted on the Plans,
3. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with the recommended conditions and the Plans, will meet the design standards and requirements of Section 150.147 of the City Code,

and recommended that the City Council approve the Application and the Plans, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owner's Application to construct the Improvements on the Property, and the findings and recommendations of the BRB, have determined that it is in the best interests of the City and its residents to grant approval to the Application, subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Approval of Application. Pursuant to Section 150.147 of the City Code, and subject to the limitations therein and the conditions set forth in Section Three of this Ordinance, the City Council does hereby grant approval of the Application to allow the construction of the Improvements on the Property, as more fully depicted on the Plans.

SECTION THREE: Conditions on Approval. The approval granted pursuant to Section Two of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

- A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Compliance with Laws. Chapters 150, regarding buildings and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Tree Preservation. The Owner will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans.
- E. Fees and Costs. The Owner shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owner shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within

30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

- F. Other conditions. The improvements shall be substantially in conformance with the Board's deliberations as reflected on Exhibit C, Notice of Action – Board Recommendation, attached hereto.

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 the Owner has not (i) executed and (ii) thereafter filed with the City Clerk, within 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit D 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.

PASSED THIS __ DAY OF _____, 2024
AYES: () ABSENT: ()
NAYS: () ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2024

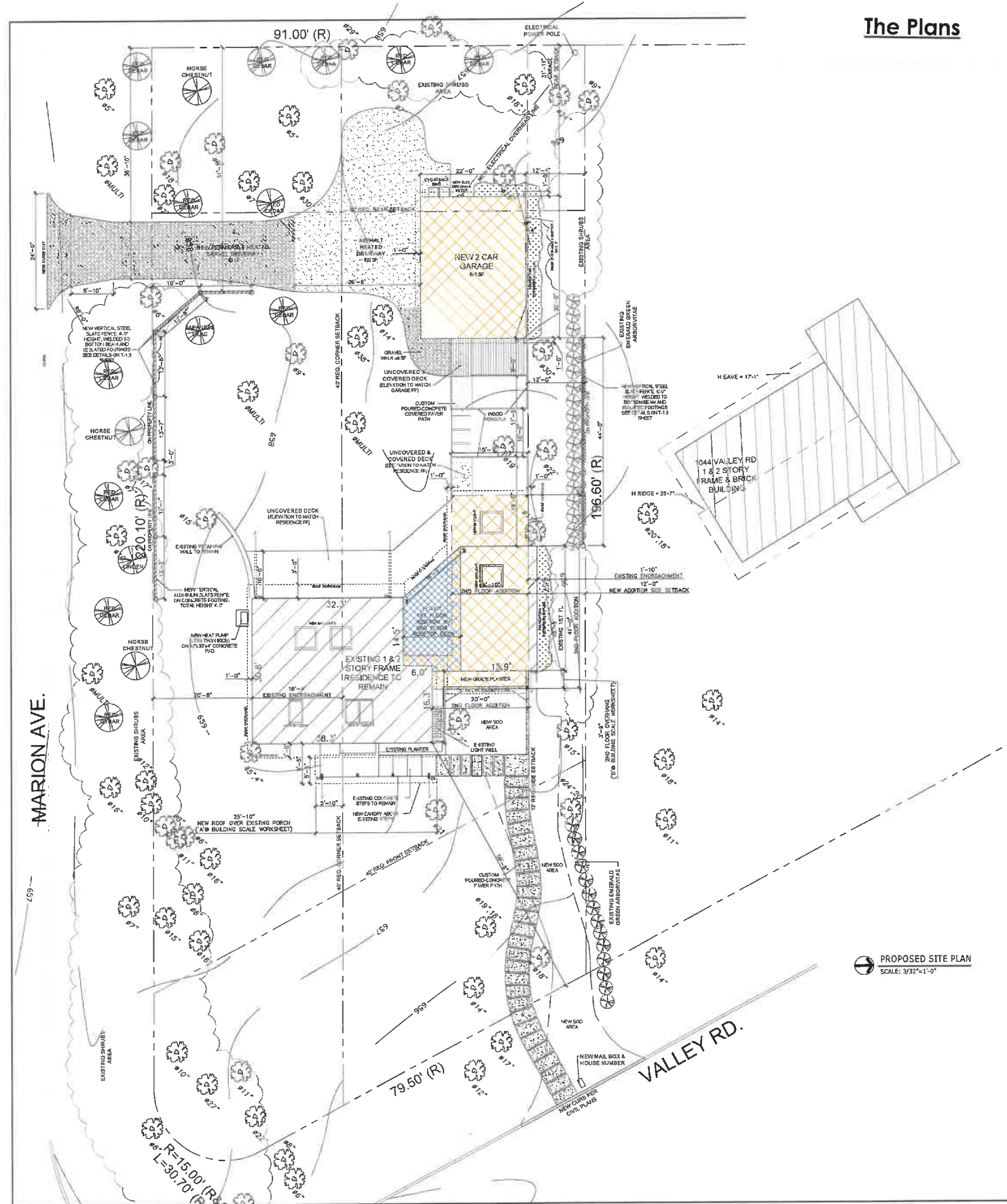
Mayor

ATTEST:

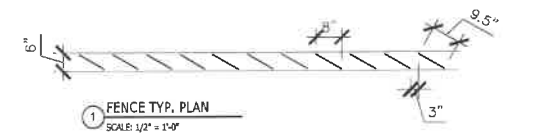
City Clerk

GROUP EXHIBIT B

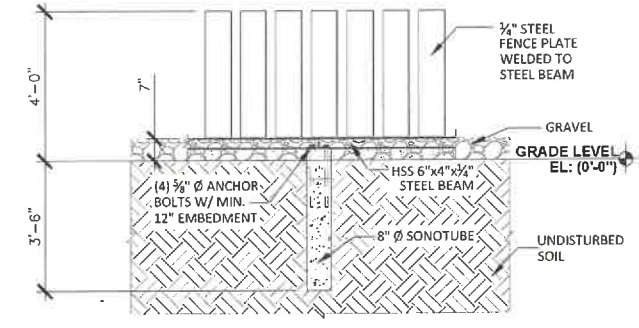
The Plans



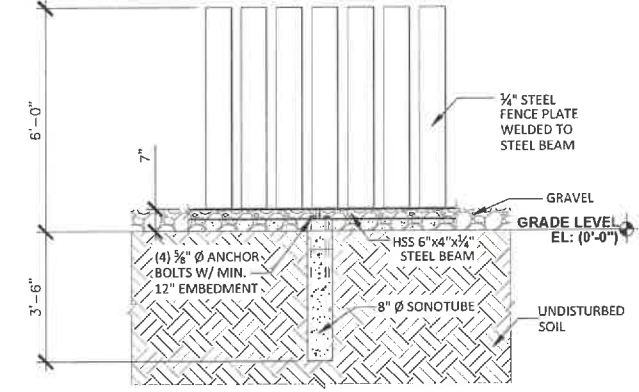
PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"



1 FENCE TYP. PLAN
SCALE: 1/2" = 1'-0"



2 SOUTH FENCE ELEVATION
SCALE: 1/2" = 1'-0"

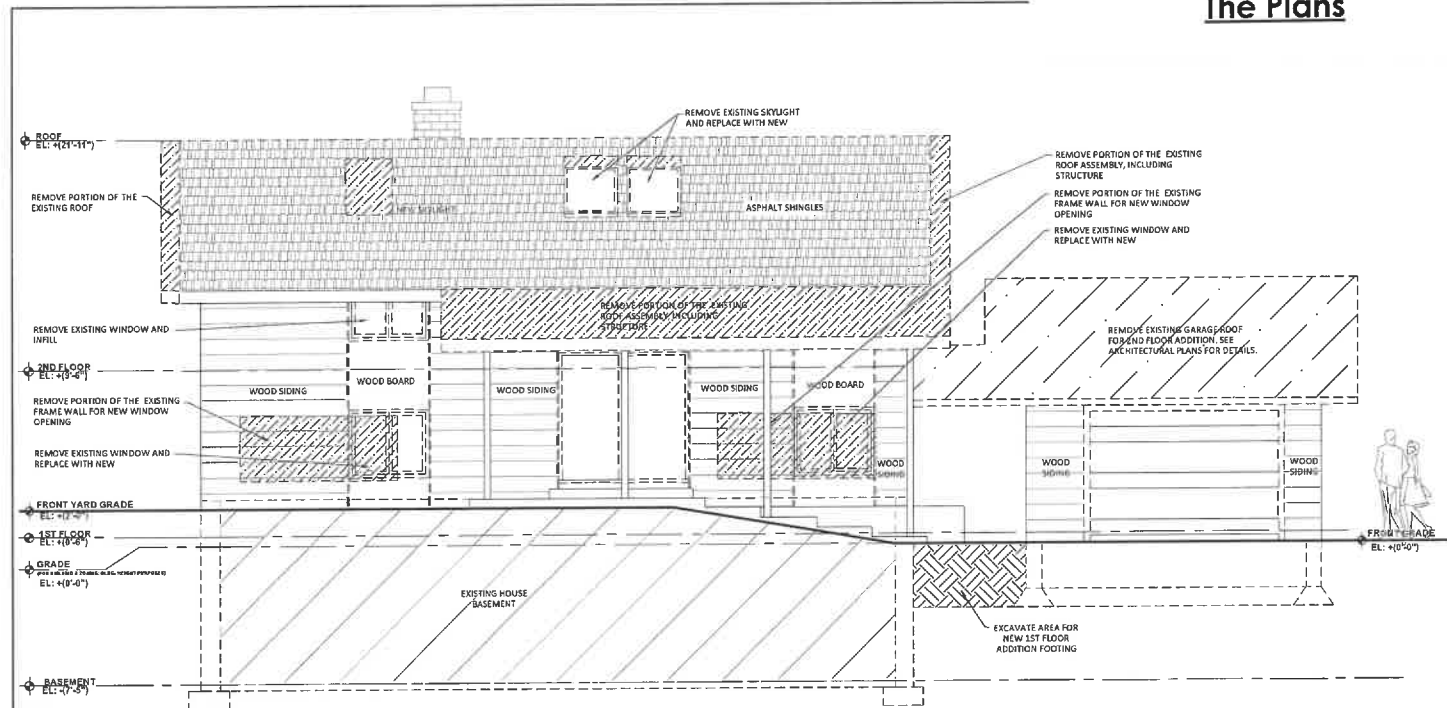


3 NORTH FENCE ELEVATION
SCALE: 1/2" = 1'-0"

| | | | |
|--|--|---|---------------------------------------|
| 1062 VALLEY RD LAKE FOREST IL 60045 | SHAPED PLLC ARCHITECT OANA HERGHELEGIU | DATE: 2.28.2023 DRAWN BY: A.T. CHECKED BY: OAH. REVISION DATE: 1. 2. 3. | SHEET TITLE: PROPOSED SITE PLAN |
| | 30 N CLARK ST, STE. 3300 CHICAGO, IL 60602 © 312.373.0483 INFO@SHAPEDDESIGN.COM | DRAWING NUMBER: T-1.3 © 2023 SHAPED PLLC | |

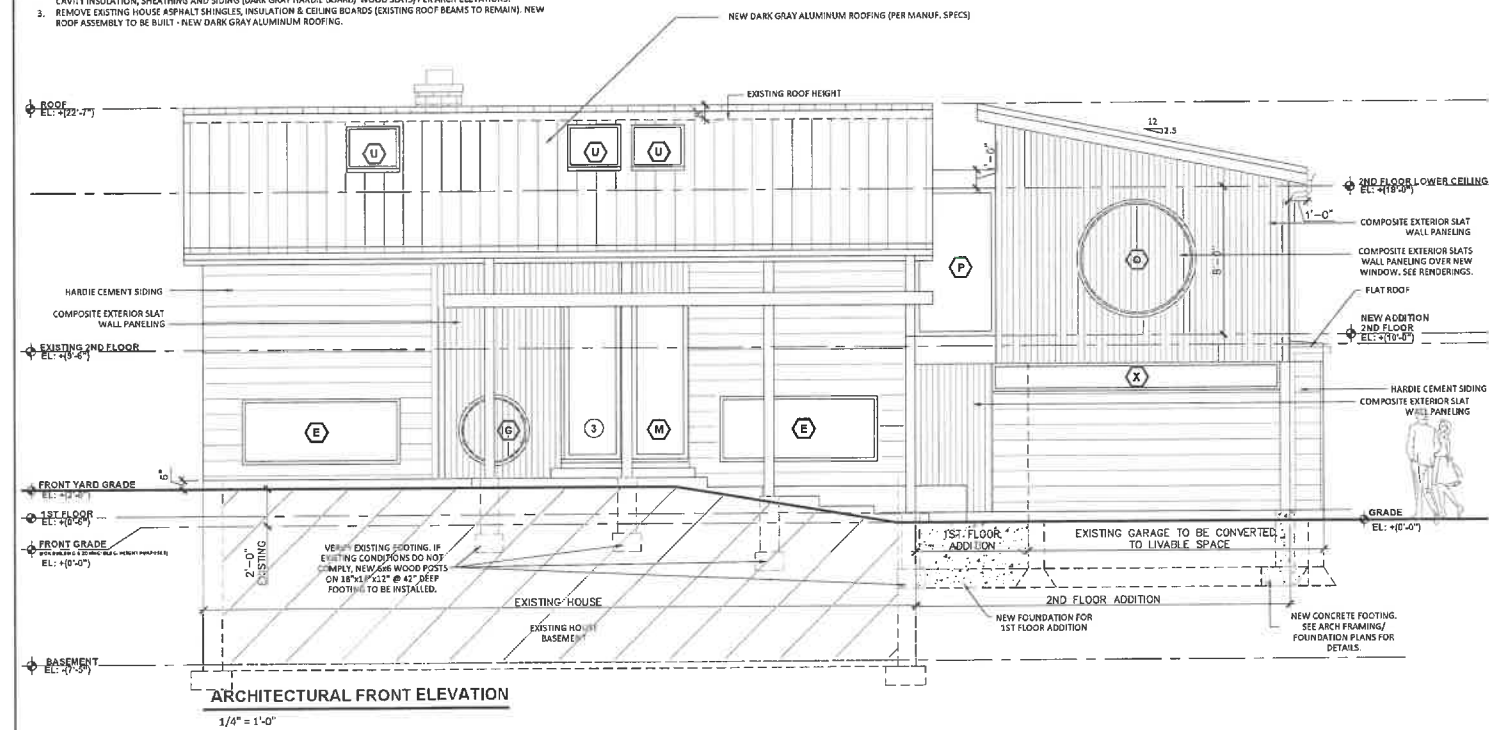
GROUP EXHIBIT B

The Plans



EXTERIOR FINISHES DEMOLITION NOTES TYPICAL THROUGHOUT:

1. REMOVE EXISTING WOOD WINDOWS AND REPLACE WITH NEW ALUMINUM PER ARCH. SPECS.
2. REMOVE EXISTING CEDAR BOARD SIDING AND FIBER GLASS INSULATION. CLEAN MOLD AND FRAME DAMAGE. INSTALL NEW CAVITY INSULATION, SHEATHING AND SIDING (DARK GRAY HARDIE BOARD/ WOOD SLATS) PER ARCH ELEVATIONS.
3. REMOVE EXISTING HOUSE ASPHALT SHINGLES, INSULATION & CEILING BOARDS (EXISTING ROOF BEAMS TO REMAIN). NEW ROOF ASSEMBLY TO BE BUILT - NEW DARK GRAY ALUMINUM ROOFING.



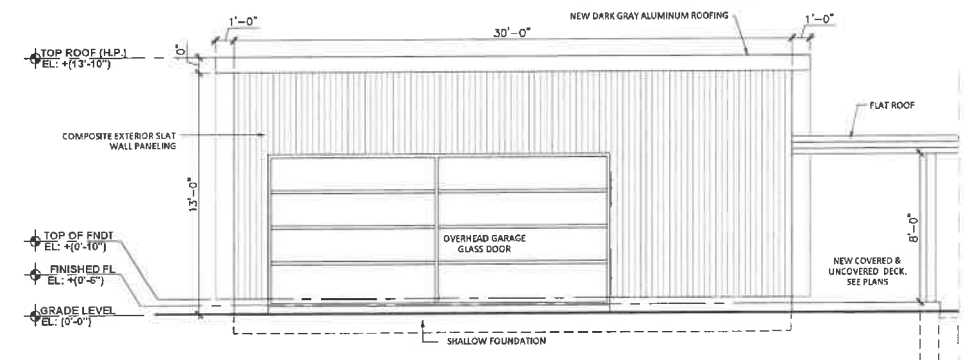
EXISTING BUILDING FRONT PHOTO



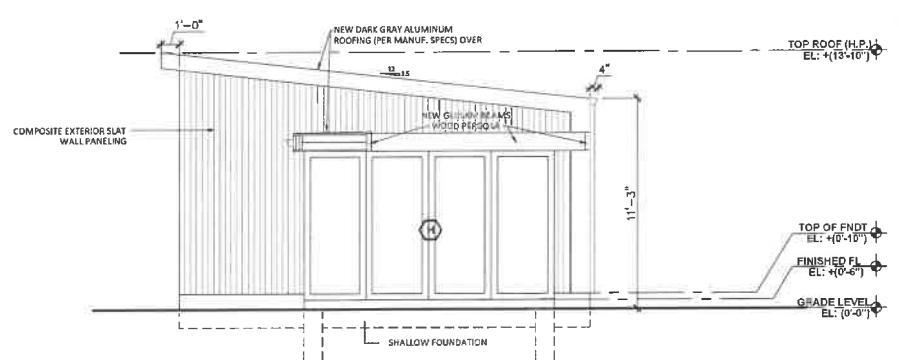
PROPOSED BUILDING FRONT RENDERED ELEVATION

| | | | |
|---|---|---|--|
| 1062 VALLEY RD LAKE FOREST IL 60045 | SHAPED PLLC ARCHITECT ANNA HERCULEGLIU | DATE: 2/26/2023 DRAWN BY: A.T. CHECKED BY: G.H. | SHEET TITLE ARCHITECTURAL & DEMOLITION FRONT ELEVATION |
| | 30 N CLARK ST, STE. 3300 CHICAGO, IL 60602 O. 312.373.2465 INFO@SHAPEDDESIGN.COM | REVISION DATE: 1. 2. 3. | DRAWING NUMBER: A-2.1 |
| | | | © 2023 SHAPED PLLC |

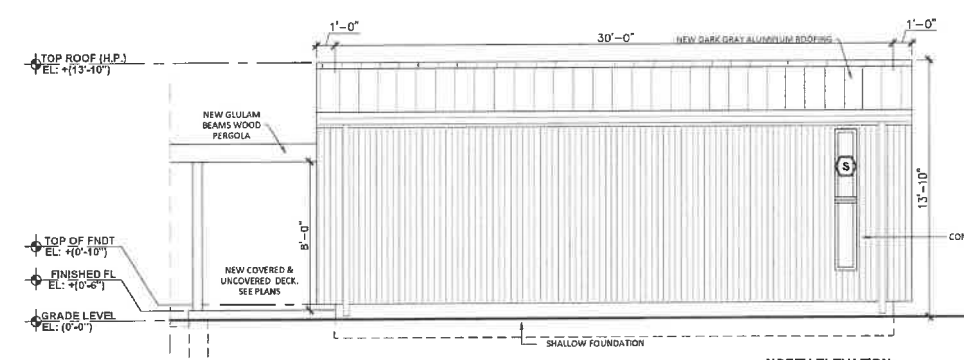
The Plans



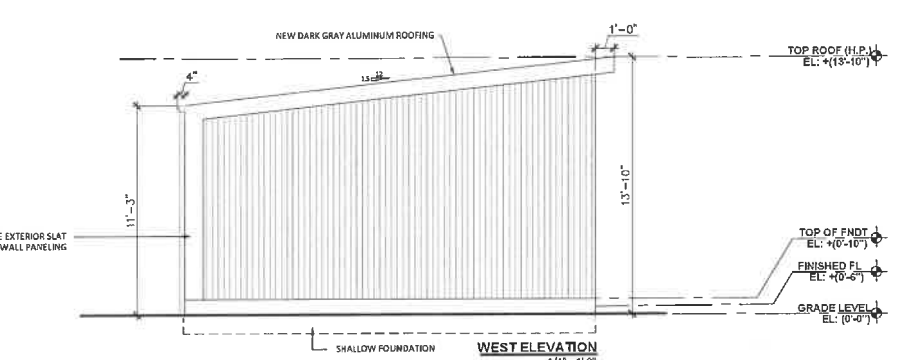
SOUTH ELEVATION
1/4" = 1'-0"



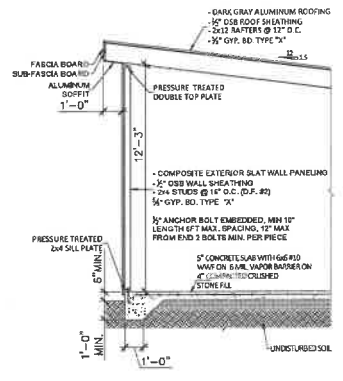
EAST ELEVATION
1/4" = 1'-0"



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

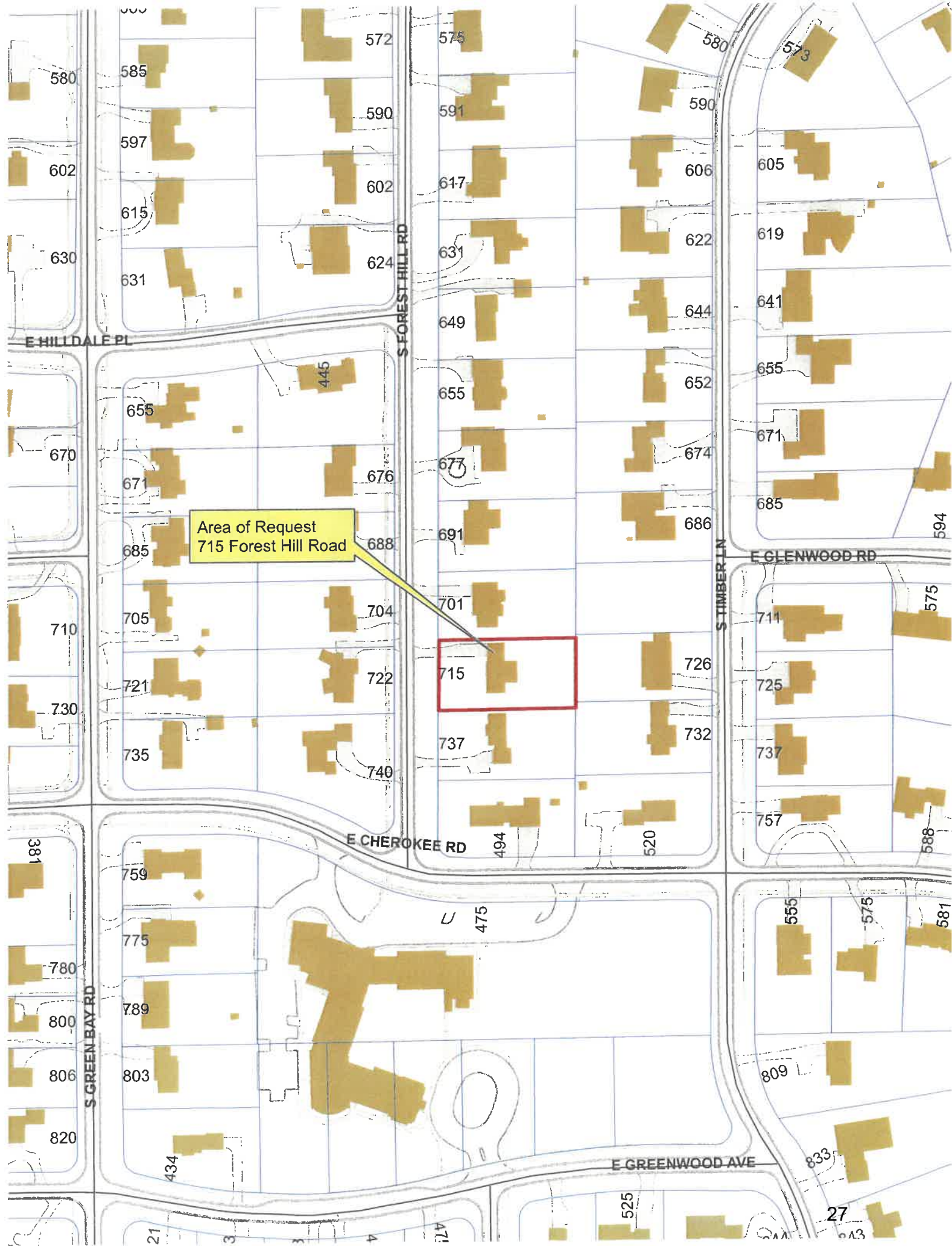


WEST ELEVATION
1/4" = 1'-0"



GARAGE SECTION
1/4" = 1'-0"

| | | | |
|---|---|---|--|
| 1062 VALLEY RD LAKE FOREST IL 60045 | SHAPED PLLC OWNER: A.T. OANA HERGENHEIMER | DATE: 2.26.2023 DRAWN BY: A.T. CHECKED BY: O.H. REVISION DATE: 1. 2. 3. | SHEET TITLE: ARCHITECTURAL GARAGE ELEVATIONS |
| | 30 N CLARK ST. STE. 3300 CHICAGO, IL 60602 C 312.370.0405 INF@SHAPEDDESIGN.COM | DRAWING NUMBER: A-2.5 © 2023 SHAPED PLLC | |



Area of Request
715 Forest Hill Road



E HILLDALE PL

S FOREST HILL RD

S TIMBER LN

E GLENWOOD RD

E CHEROKEE RD

E GREENWOOD AVE

S GREEN BAY RD

THE CITY OF LAKE FOREST
ORDINANCE NO. 2024- ____

**AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 715 FOREST HILL ROAD**

WHEREAS, Michael and Jennifer Fiocco ("**Owners**") are the owners of that certain real property commonly known as 715 Forest Hill Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-2, Single Family Residence Zoning District; and

WHEREAS, the Owners desire to construct a second floor addition, expand the garage, and make related alterations ("**Improvements**") as depicted on the plans and architectural drawings that are attached hereto as Group Exhibit B ("**Plans**"); and

WHEREAS, the Owners submitted an application ("**Application**") to permit the construction of the Improvements and were required to present the Plans to the Building Review Board ("**BRB**") for its evaluation and recommendation; and

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on February 7, 2024; and

WHEREAS, the BRB, having fully heard and having considered the evidence and testimony by all those attending the public hearing who wished to testify, made the following findings:

1. the Property is located within the R-2, Single Family Residence District under the City Code,

2. Owners propose to construct the Improvements as depicted on the Plans,
3. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with the recommended conditions and the Plans, will meet the design standards and requirements of Section 150.147 of the City Code,

and recommended that the City Council approve the Application and the Plans, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owners' Application to construct the Improvements on the Property, and the findings and recommendations of the BRB, have determined that it is in the best interests of the City and its residents to grant approval to the Application, subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Approval of Application. Pursuant to Section 150.147 of the City Code, and subject to the limitations therein and the conditions set forth in Section Three of this Ordinance, the City Council does hereby grant approval of the Application to allow the construction of the Improvements on the Property, as more fully depicted on the Plans.

SECTION THREE: Conditions on Approval. The approval granted pursuant to Section Two of this Ordinance shall be, and is hereby, conditioned upon and

limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

- A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Compliance with Laws. Chapters 150, regarding buildings and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Tree Preservation. The Owners will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans.
- E. Fees and Costs. The Owners shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owner shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City

shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

- F. Other conditions. The improvements shall be substantially in conformance with the Board’s deliberations as reflected on Exhibit C, Notice of Action – Board Recommendation, attached hereto.

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 the Owners have not (i) executed and (ii) thereafter filed with the City Clerk, within 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit D 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.

PASSED THIS __ DAY OF _____, 2024
AYES: () ABSENT: ()
NAYS: () ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2024

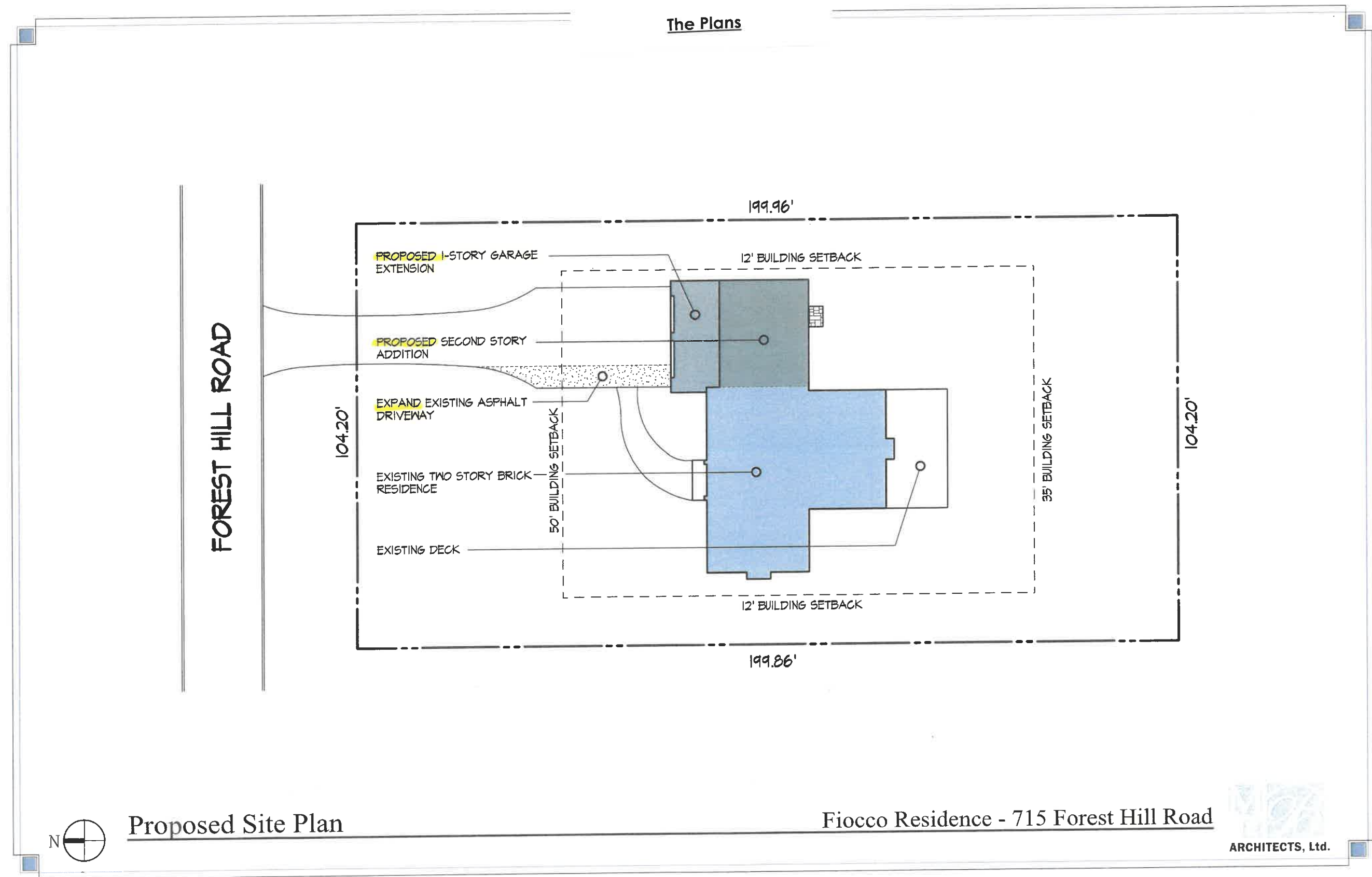
Mayor

ATTEST:

City Clerk

GROUP EXHIBIT B

The Plans



GROUP EXHIBIT B

The Plans



Rendering – View from the Northwest

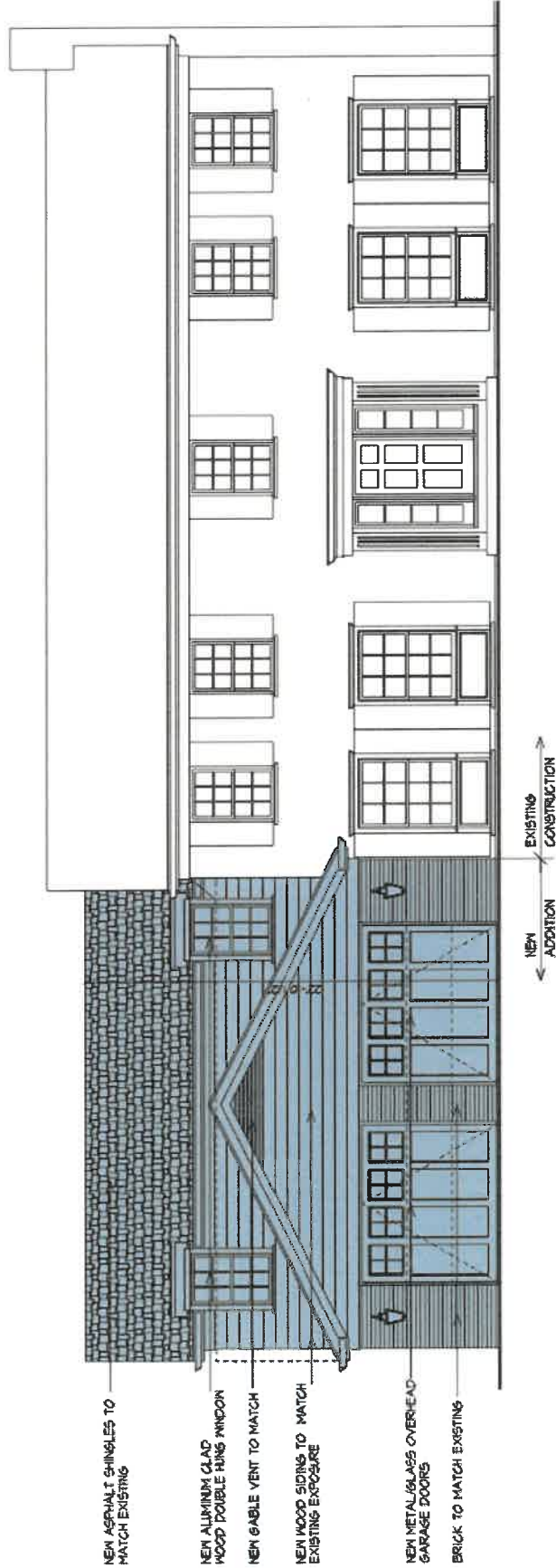
Fiocco Residence – 715 Forest Hill Road

Noah Breseman

GROUP EXHIBIT B

The Plans

ADDITION IS SHADED




West Elevation – Alternate A

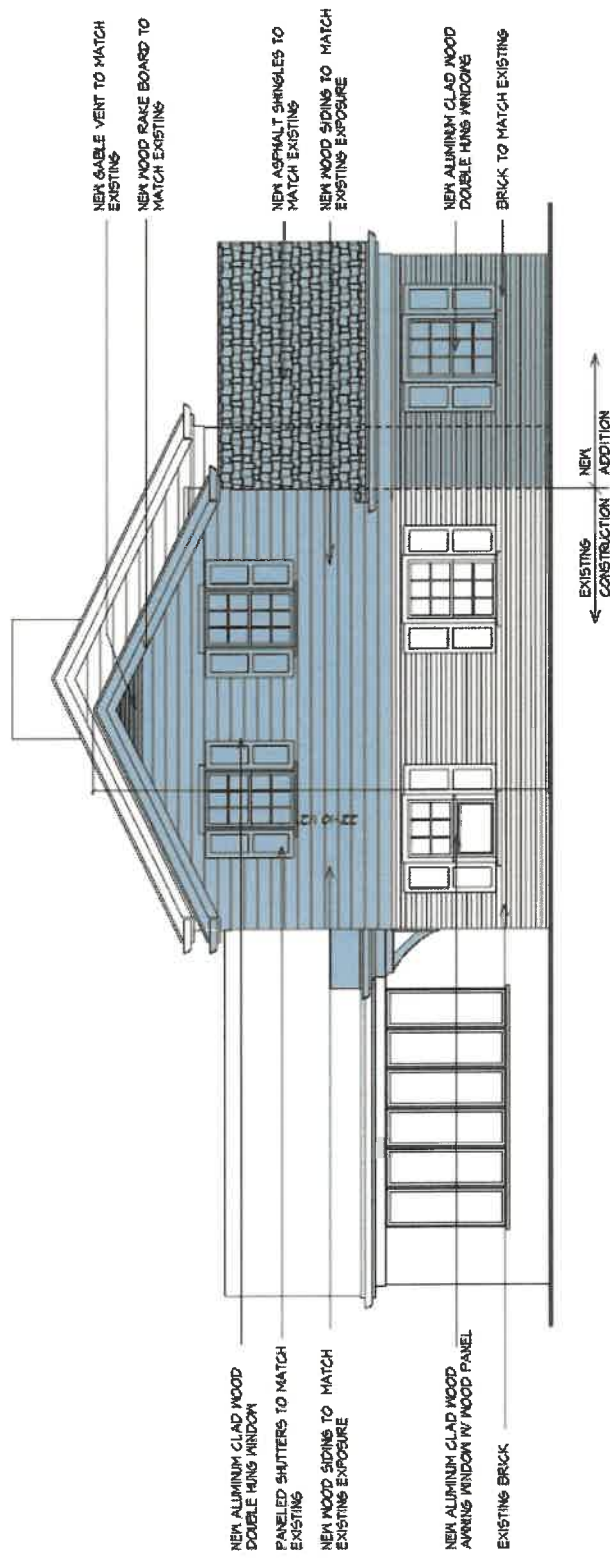
Fiocco Residence – 715 Forest Hill Road

Michael E. Breseman Architects, Ltd

GROUP EXHIBIT B

The Plans

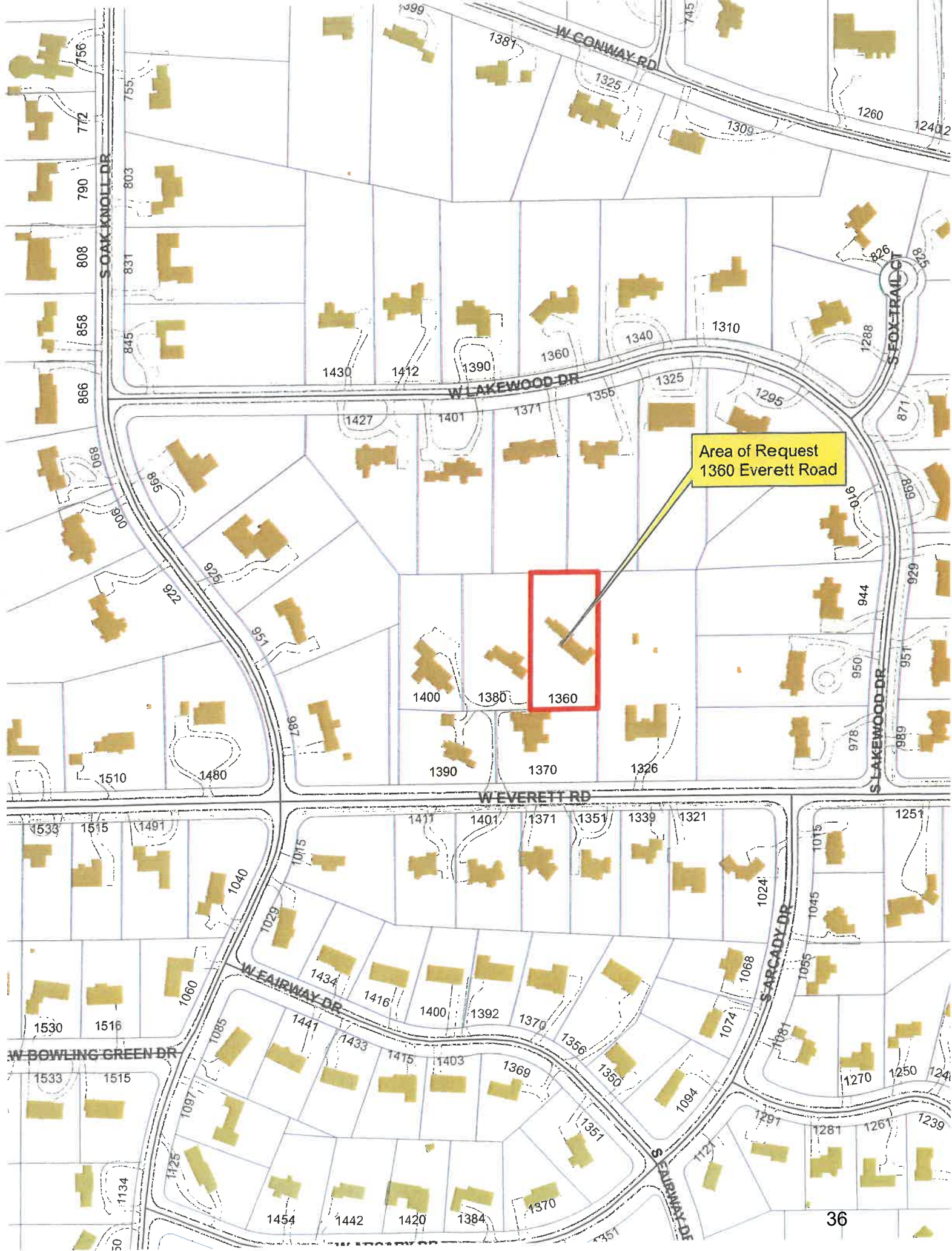
ADDITION IS SHADED 



North Elevation – Alternate A

Fiocco Residence – 715 Forest Hill Road

Michael E. Breseman Architects, Ltd



Area of Request
1360 Everett Road

THE CITY OF LAKE FOREST
ORDINANCE NO. 2024- ____

**AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 1360 W. EVERETT ROAD**

WHEREAS, Katarzyna and Samantha Nienhaus ("**Owners**") are the owners of that certain real property commonly known as 1360 W. Everett Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-4, Single Family Residence Zoning District; and

WHEREAS, the Owners desire to demolish the existing residence and garage and construct a replacement residence and garage ("**Improvements**") as depicted on the plans and architectural drawings that are attached hereto as Group Exhibit B ("**Plans**"); and

WHEREAS, the Owners submitted an application ("**Application**") to permit the construction of the Improvements and were required to present the Plans to the Building Review Board ("**BRB**") for its evaluation and recommendation; and

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on February 7, 2024; and

WHEREAS, the BRB, having fully heard and having considered the evidence and testimony by all those attending the public hearing who wished to testify, made the following findings:

1. the Property is located within the R-4, Single Family Residence District under the City Code,

2. the existing structure is not architecturally or historically significant,
3. Owners propose to construct the Improvements as depicted on the plans,
4. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with the recommended conditions and the Plans, will meet the design standards and requirements of Section 150.147 of the City Code,

and recommended that the City Council approve the Application and the Plans, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owners' Application to construct the Improvements on the Property, and the findings and recommendations of the BRB, have determined that it is in the best interests of the City and its residents to grant approval to the Application, subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Approval of Application. Pursuant to Sections 150.147 and 150.148 of the City Code, and subject to the limitations therein and the conditions set forth in Section Three of this Ordinance, the City Council does hereby grant approval of the Application to allow the demolition of the existing structures and construction of the Improvements on the Property, as more fully depicted on the Plans.

SECTION THREE: Conditions on Approval. The approval granted pursuant to Section Two of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

- A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Compliance with Laws. Chapters 150, regarding buildings and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Tree Preservation. The Owner will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans.
- E. Fees and Costs. The Owners shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owner shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within

30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

- F. Other conditions. The improvements shall be substantially in conformance with the Board's deliberations as reflected on Exhibit C, Notice of Action – Board Recommendation, attached hereto.

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 the Owners have not (i) executed and (ii) thereafter filed with the City Clerk, within 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit D 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.

PASSED THIS __ DAY OF _____, 2024.

AYES: ()
NAYS: ()
ABSENT: ()
ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2024.

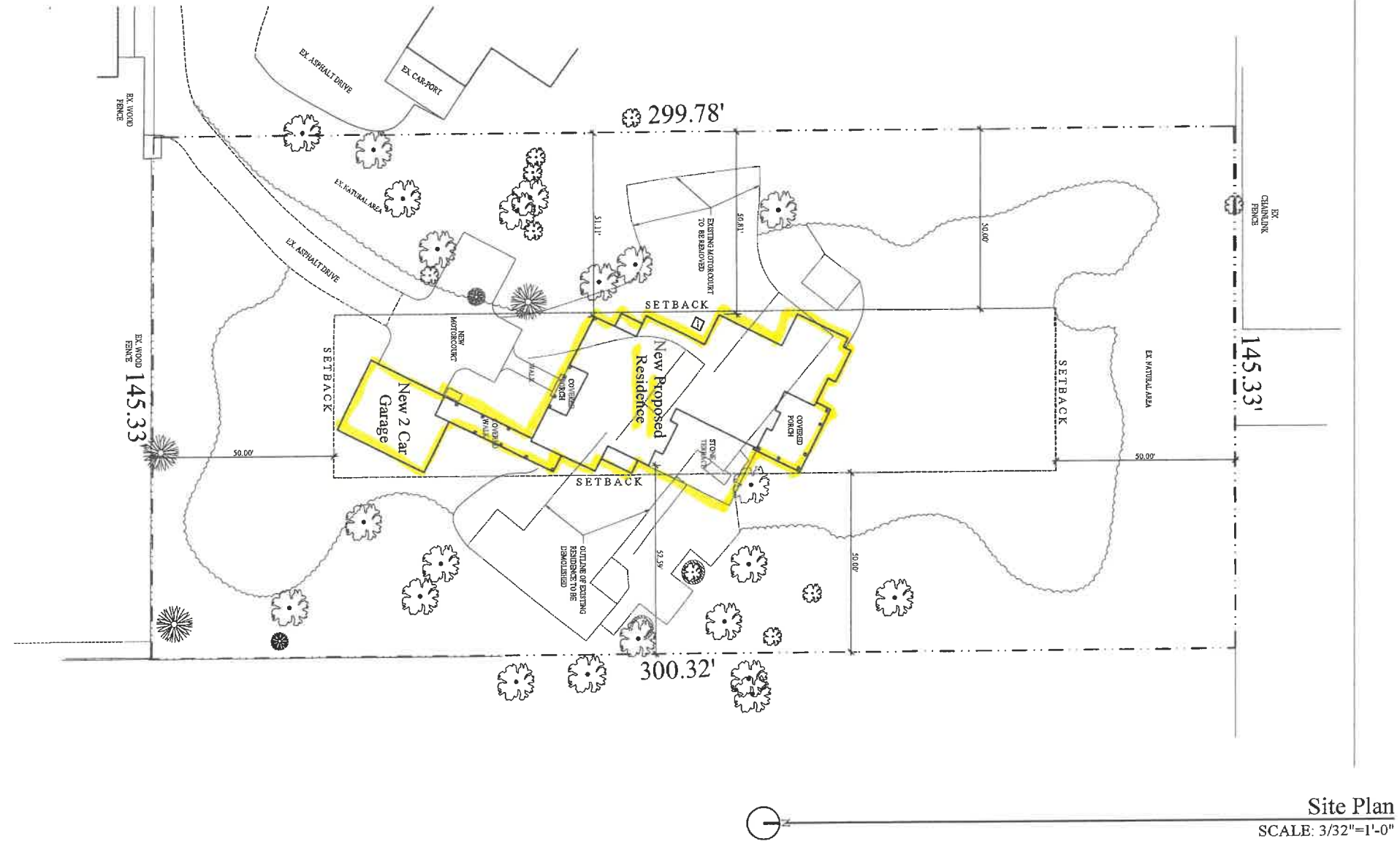
Mayor

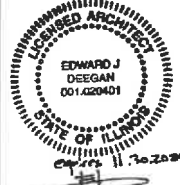
ATTEST:

City Clerk

GROUP EXHIBIT B

The Plans




 BRB 12.22.23

Nienhaus Residence
 11x17 BUILDING REVIEW BOARD
 1360 W Everett Rd
 Lake Forest, IL 60045

EDWARD DEEGAN
 ARCHITECTS & INTERIORS
 503 Park Drive #4
 Kenilworth, IL 60043
 (847) 906-4110

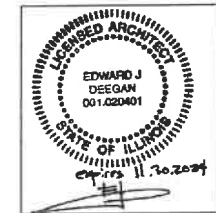
Sheet No.
BRB002
 Project No. 23.43

GROUP EXHIBIT B

The Plans



Perspective
NOT TO SCALE



BRB 12.22.23

Nienhaus Residence
11x17 BUILDING REVIEW BOARD

1360 W Everett Rd
Lake Forest, IL 60045

EDWARD DEEGAN
ARCHITECTS & INTERIORS

503 Park Drive #4
Kenilworth, IL 60043
(847) 906-4110

Sheet No.

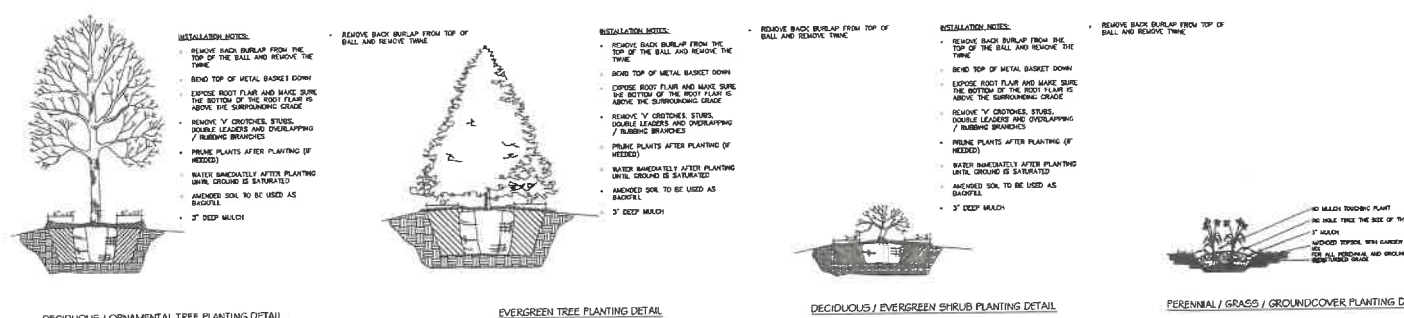
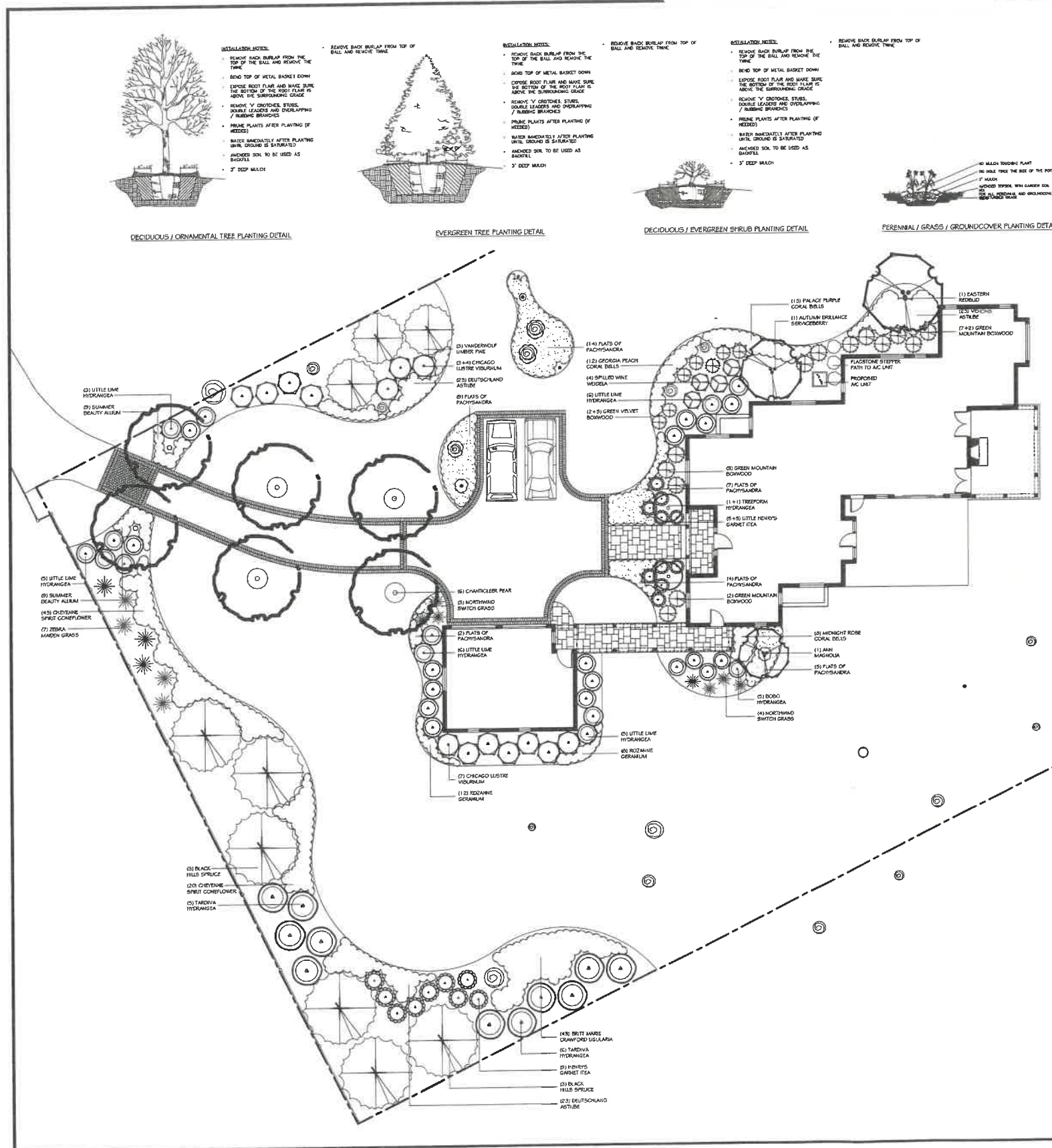
BRB202

Project No. 23.43

The Plans

Landscape Development Plan

NIENHAUS RESIDENCE



PLANT SCHEDULE

| COMMON NAME | BOTANICAL NAME | CONT | SIZE | QTY |
|--------------------------------|---|------|---------|-----|
| DECIDUOUS TREES | | | | |
| Ann Magnolia | Magnolia x 'Ann' | D4B | 5' | 1 |
| Autumn Brilliance Serviceberry | Amelanchier x grandiflora 'Autumn Brilliance' | B4B | 7' | 1 |
| Chanticleer Pear | Pyrus calleryana 'Chanticleer' | B4B | 3' cal | 6 |
| Eastern Redbud | Corce canadensis | B4B | 7' | 1 |
| Treelorm Limelight Hydrangea | Hydrangea paniculata 'Limelight' | POT | 7 gal | 2 |
| EVERGREEN TREES | | | | |
| Black Hills Spruce | Picea glauca 'Densata' | B4B | 7' | 6 |
| Vanderwolf Lember Pine | Pinus Resinosa 'Vanderwolfs Pyramid' | D4B | 7' | 3 |
| DECIDUOUS SHRUBS | | | | |
| Chicago Lustre Viburnum | Viburnum dentatum 'Synnesvedt' | POT | 36" | 14 |
| Bobo Hydrangea | Hydrangea paniculata 'Bobo' | POT | 3 gal | 10 |
| Little Lime Hydrangea | Hydrangea paniculata 'Jane' TM | POT | 5 gal | 25 |
| Tardiva Hydrangea | Hydrangea paniculata 'Tardiva' | POT | 36" | 11 |
| Henry's Garnet Itea | Itea virginica 'Henry's Garnet' | POT | 5 gal | 9 |
| Little Henry's Garnet Itea | Itea virginica 'Little Henry's Garnet' | POT | 3 gal | 10 |
| Spilled Wine Weigela | Weigela florida 'Spilled Wine' | POT | 3 gal | 4 |
| EVERGREEN SHRUBS | | | | |
| Green Velvet Boxwood | Buxus x 'Green Velvet' | POT | 24" | 7 |
| Green Mountain Boxwood | Buxus x 'Green Mountain' | POT | 30" | 14 |
| ORNAMENTAL GRASSES | | | | |
| Northwind Switch Grass | Panicum virgatum 'Northwind' | POT | 3 GAL | 7 |
| Zebra Maiden Grass | Miscanthus sinensis 'Zebraus' | POT | 3 GAL | 7 |
| PERENNIALS | | | | |
| Summer Beauty Allium | Allium x 'Summer Beauty' | POT | 1 GAL | 18 |
| Britt Marie Crawford Ligularia | Ligularia 'Britt Marie Crawford' | POT | 1 GAL | 43 |
| Deutschland Astilbe | Astilbe x arendsii 'Deutschland' | POT | 1 GAL | 46 |
| Vavona Astilbe | Astilbe churensis 'Vavona' | POT | 1 GAL | 25 |
| Cheyenne Spirit Coneflower | Echinacea 'Cheyenne Spirit' | POT | 1 GAL | 65 |
| Rozanne Geranium | Geranium 'Rozanne' | POT | 1 GAL | 20 |
| Georgia Peach Coral Bells | Heuchera x 'Georgia Peach' | POT | 1 GAL | 12 |
| Midnight Rose Coral Bells | Heuchera x 'Midnight Rose' | POT | 1 GAL | 8 |
| Palace Purple Coral Bells | Heuchera x 'Palace Purple' | POT | 1 GAL | 15 |
| PERENNIALS | | | | |
| COMMON NAME | BOTANICAL NAME | CONT | SIZE | QTY |
| Pachysandra | Pachysandra terminalis | FLAT | 3" FLUG | 41 |

1360 W. Everett Road
Lake Forest, Illinois

sheet:
date: 12 JANUARY 2024
project no.:

drawn: TM
checked: TM
scale: 1" = 10'-0"

north:

revisions:

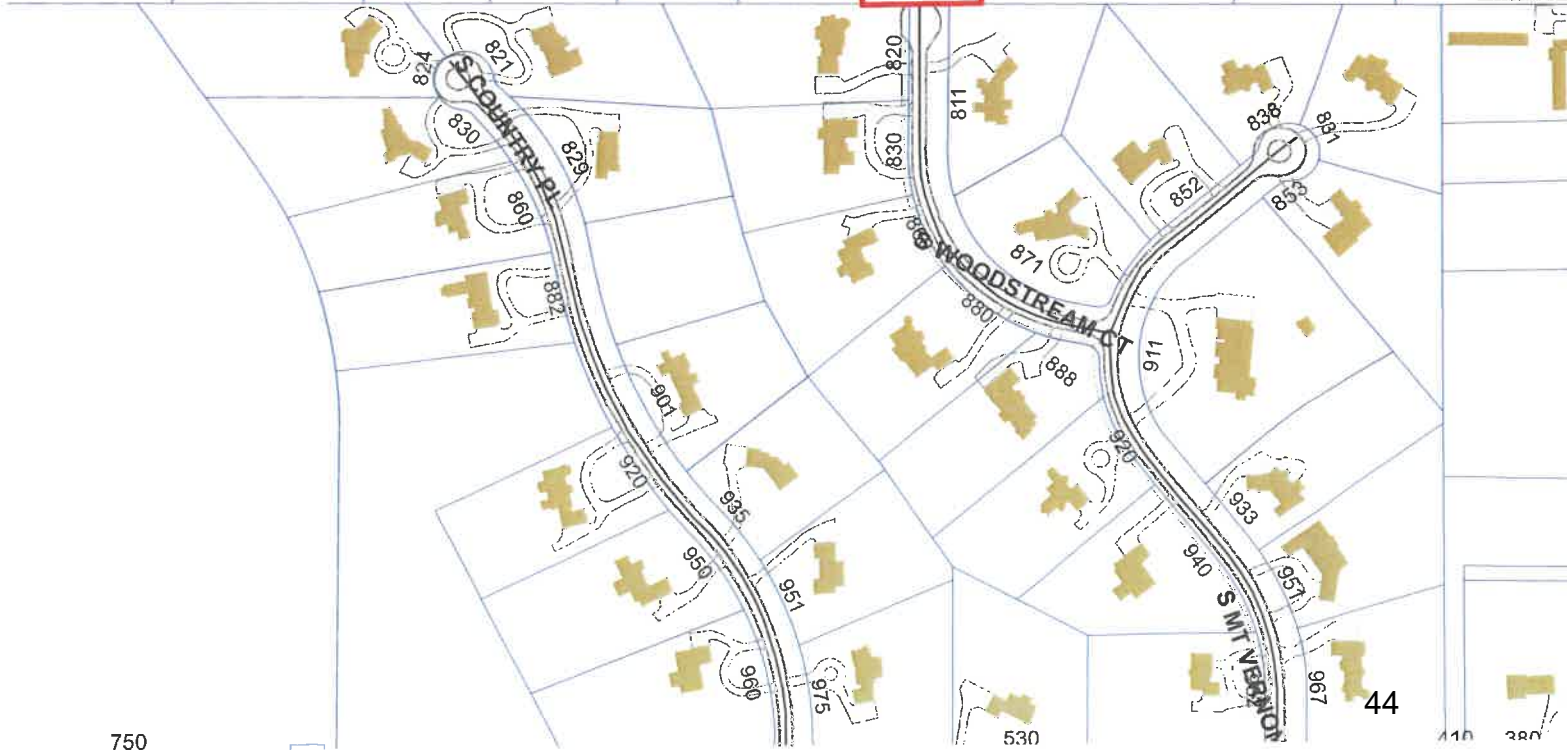
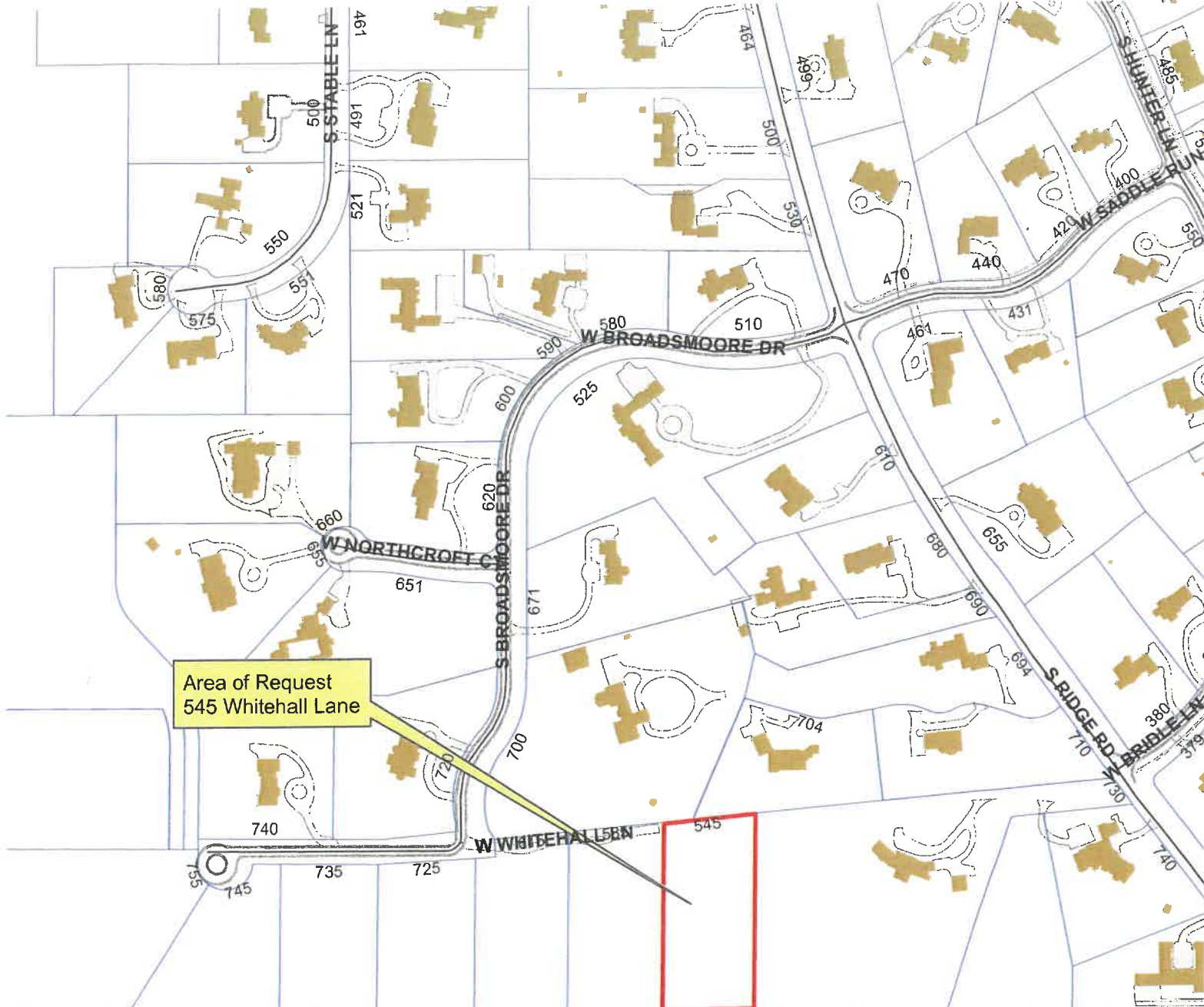


Tomek Design

GRAYSLAKE, IL. 60030

OFFICE: (708) 878-9661

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THE CITY OF LAKE FOREST

ORDINANCE NO. 2024- ____

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 545 WHITEHALL LANE

WHEREAS, Ernest J. and Sarah E. Burke ("**Owners**") are the owners of that certain real property commonly known as 545 Whitehall Lane, Lake Forest, Illinois and legally described in **Exhibit A**, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-4, Single Family Residence Zoning District; and

WHEREAS, the Property is a vacant, buildable lot; and

WHEREAS, the Owners desire to build a new residence, attached garage and make other site improvements including the installation of landscaping ("**Improvements**") as depicted on the plans and architectural drawings attached hereto as **Group Exhibit B** ("**Plans**"); and

WHEREAS, the Owners submitted an application ("**Application**") to permit the construction of the Improvements and were required to present the Plans to the Building Review Board ("**BRB**") for its evaluation and recommendation; and

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on February 7, 2024; and

WHEREAS, the BRB, having fully heard and having considered the evidence and testimony by all those attending the public hearing who wished to testify, made the following findings:

1. the Property is located within the R-4, Single Family Residence District under the City Code,

2. the Owners propose to construct the Improvements as depicted on the plans,
3. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with the recommended conditions and the Plans, will meet the design standards and requirements of Section 150.147 of the City Code,

and recommended that the City Council approve the Application and the Plans, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owners' Application to construct the Improvements on the Property, and the findings and recommendations of the BRB, have determined that it is in the best interests of the City and its residents to grant approval to the Application, subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Approval of Application. Pursuant to Section 150.147 of the City Code, and subject to the limitations therein and the conditions set forth in Section Three of this Ordinance, the City Council does hereby grant approval of the Application to allow the construction of the Improvements on the Property, as more fully depicted on the Plans.

SECTION THREE: Conditions on Approval. The approval granted pursuant to Section Two of this Ordinance shall be, and is hereby, conditioned upon and

limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

- A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Compliance with Laws. Chapters 150, regarding buildings and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Tree Preservation. The Owners will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans.
- E. Fees and Costs. The Owners shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owner shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City

shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

- F. Other conditions. The improvements shall be substantially in conformance with the Board's deliberations as reflected on **Exhibit C**, Notice of Action – Board Recommendation, attached hereto.

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 the Owners have not (i) executed and (ii) thereafter filed with the City Clerk, within 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as **Exhibit D** 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.

PASSED THIS __ DAY OF _____, 2024.

AYES: ()
NAYS: ()
ABSENT: ()
ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2024.

Mayor

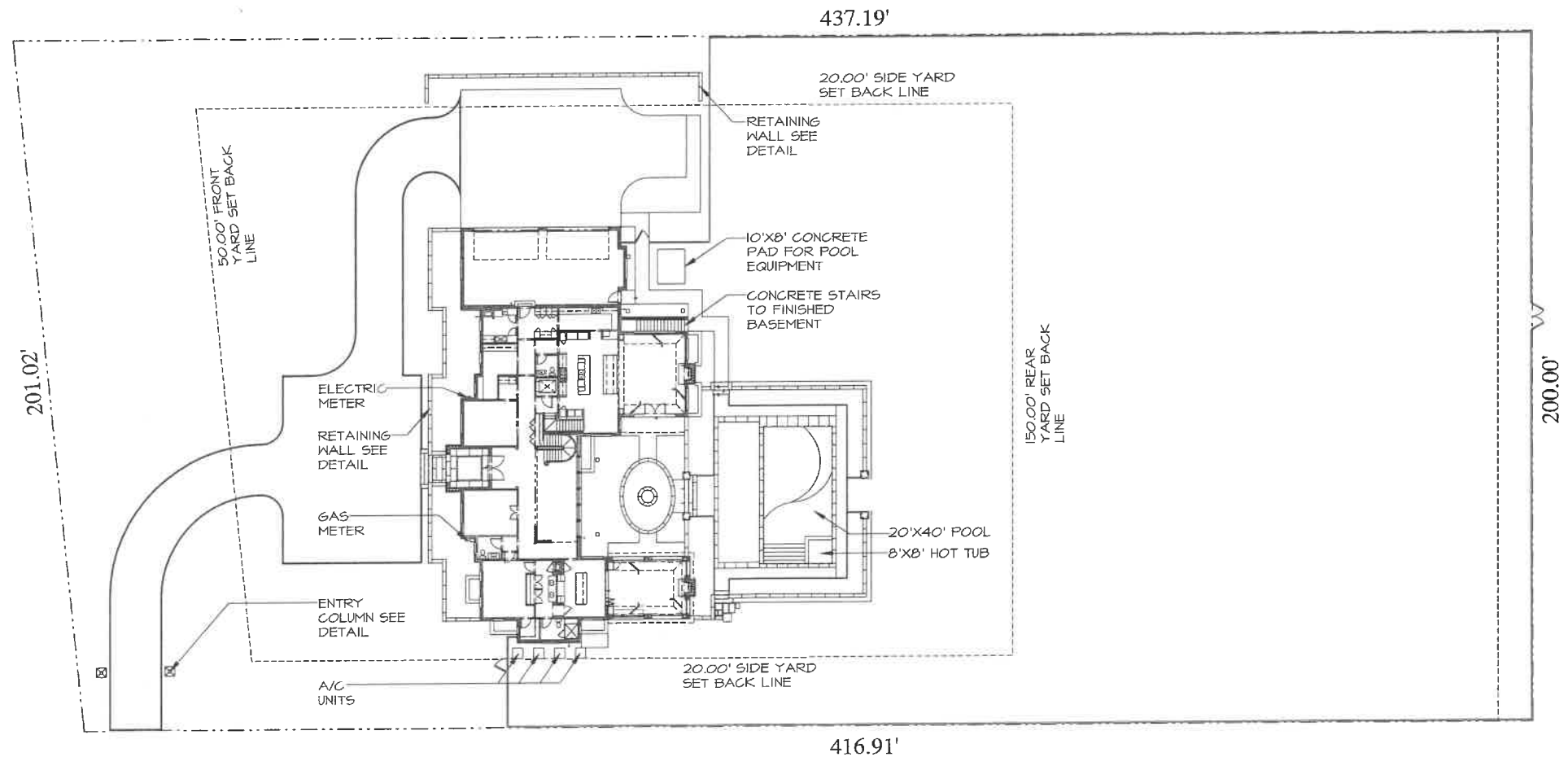
ATTEST:

City Clerk

GROUP EXHIBIT B

The Plans

| | |
|----------------------|----------------|
| LOT AREA: | 85,410 S.F. |
| PROPOSED BULK | |
| FIRST FLOOR: | 5,888.14 S.F. |
| SECOND FLOOR: | 3,523.82 S.F. |
| ATTIC: | 1,018.16 S.F. |
| GARAGE: | 1,039.94 S.F. |
| POOL CABANA: | 446.04 S.F. |
| COVERED PORCH: | 144.33 S.F. |
| SUBTOTAL: | 10,010.43 S.F. |
| GARAGE ALLOHANCE: | -800.00 S.F. |
| DESIGN EXCEPTIONS: | -590.31 S.F. |
| TOTAL: | 8,619.06 S.F. |
| MAX. BULK ALLOWED: | 8,632.80 S.F. |



1 SITE PLAN
AQ 01

NORTH
SCALE: 1"=10'-0"

NOTE: ALL SCALE DESIGNATIONS ARE FOR SHEETS PRINTED ON 30" x 42" SIZE PAPER (ARCH-E)

BURKE RESIDENCE
NEW CONSTRUCTION
545 WHITEHALL LANE
LAKE FOREST, IL 60045

LANDMARK LUXURY GROUP

| | | | | | | | | | |
|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 01/10/2011 | 01/10/2011 | 01/10/2011 | 01/10/2011 | 01/10/2011 | 01/10/2011 | 01/10/2011 | 01/10/2011 | 01/10/2011 | 01/10/2011 |
| REVIEW | REVIEW | REVIEW | REVIEW | REVIEW | REVIEW | REVIEW | REVIEW | REVIEW | REVIEW |
| 01/10/2011 | 01/10/2011 | 01/10/2011 | 01/10/2011 | 01/10/2011 | 01/10/2011 | 01/10/2011 | 01/10/2011 | 01/10/2011 | 01/10/2011 |
| REVIEW | REVIEW | REVIEW | REVIEW | REVIEW | REVIEW | REVIEW | REVIEW | REVIEW | REVIEW |
| 01/10/2011 | 01/10/2011 | 01/10/2011 | 01/10/2011 | 01/10/2011 | 01/10/2011 | 01/10/2011 | 01/10/2011 | 01/10/2011 | 01/10/2011 |
| REVIEW | REVIEW | REVIEW | REVIEW | REVIEW | REVIEW | REVIEW | REVIEW | REVIEW | REVIEW |

ASPECT DESIGN INC.
12625 COMMERCE DR
SUITE 607
WILLO, IL 60733
TEL: 815-399-1100
WWW.ASPECTDESIGN.COM

PROJECT # AD21124
DRAWN BY: COMAR04B
BURKE RESIDENCE
SITE PLAN
AQ 01
1 OF 15 TOTAL SHEETS

The Plans



**BURKE
RESIDENCE**
NEW CONSTRUCTION
545 WHITEHALL LANE
LAKE FOREST, IL 60045

**LANDMARK LUXURY
GROUP**

| | |
|--------|------------|
| REVIEW | 07/04/2023 |
| REVIEW | 07/05/2023 |
| REVIEW | 07/06/2023 |
| REVIEW | 07/11/2023 |
| REVIEW | 08/23/2023 |
| REVIEW | 10/09/2023 |
| REVIEW | 10/24/2023 |
| REVIEW | 12/13/2023 |

| | |
|---------|------------|
| REVIEW | 08/02/23 |
| REVIEW | 08/02/23 |
| REVIEW | 09/12/2023 |
| REVIEW | 09/19/2023 |
| BID SET | 09/17/2023 |
| REVIEW | 01/05/2024 |
| REVIEW | 04/17/2024 |
| REVIEW | 04/24/2024 |

| | |
|--------|------------|
| REVIEW | 05/09/2024 |
| REVIEW | 05/09/2024 |
| REVIEW | 07/06/2024 |
| REVIEW | 07/18/2024 |
| REVIEW | 07/25/2024 |
| REVIEW | 08/07/2024 |
| REVIEW | 08/11/2024 |
| REVIEW | 08/16/2024 |

2657A COMMERCE DR.
SUITE 607
MOLDO, IL 60073
PHONE: 847-561-1800
WWW.ASPECTDESIGN.COM
111 PERRY PARKWAY
LAKE FOREST, IL 60045



PROJECT # AD2129
DRAWN BY: COM/DBM

BURKE RESIDENCE
EXTERIOR ELEVATIONS
AQ 02
50
2 OF 15 TOTAL SHEETS

GROUP EXHIBIT B

The Plans



office 1930 Innovation Way
Liberlyville, IL 60048
phone 224-715-5275

Burke
Residence
545 Whitehall Lane
Lake Forest, IL
60045

DRAWING TITLE

Phase 1 Budget Plan

SCALE: 1" = 10'-0"



DESIGNED/DRAWN BY

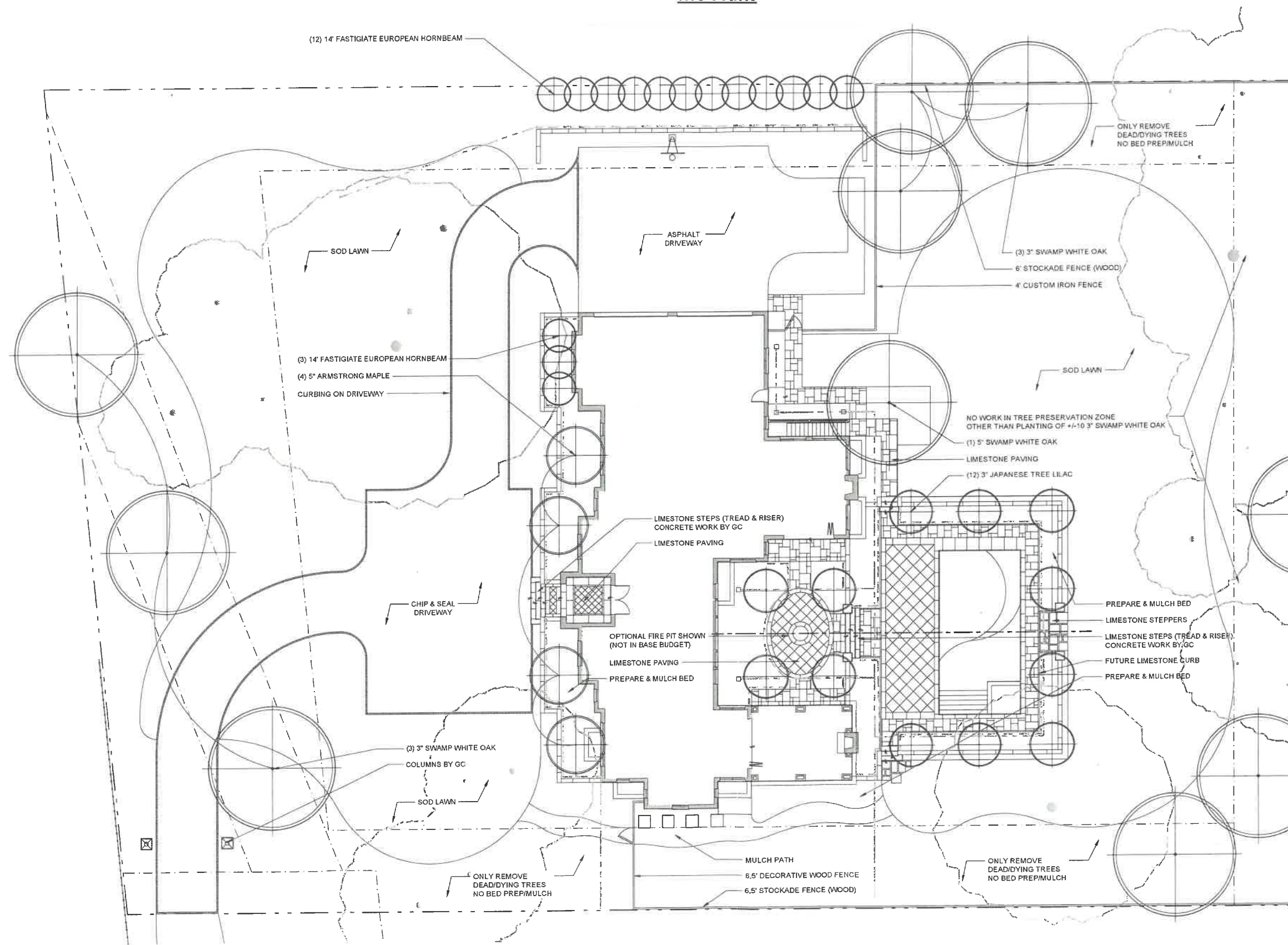
SD

| ISSUE | DESCRIPTION | DATE |
|-------|------------------------------|----------|
| #1 | Phase 1 Budget Scope | 9/07/23 |
| #2 | Preliminary Plant Selections | 12/20/23 |
| | | |
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| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

DATE
5/11/2023

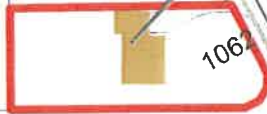
SHEET NUMBER

LS-1





Area of Request
1062 Valley Road



1062

E LOUIS AVE

E LINDEN AVE

E MARION AVE

E NILES AVE

S BUENA RD

S VALLEY RD

S WAVELAND RD

134 146 160 170

127 141 155 163 175

140 150 160 172 182

145 165 175 185 197 215

1043 1057 160 170 180 190 208 222

1106 1101 1115 1125 130 194 204 222 248 262

1150 1166 1180 161 185 195 203 233 243 265 277

914 917 926 941 949 970 973 976 988 991

924 934 940 958 964 980 985 994 1012

1030 1033 1041 1044 1051 1067 1071 1083 1086 1101 1116 1115 1125 1161 1175 1180 1195

256 293 293

1030 1033 1041 1044 1051 1067 1071 1083 1086 1101 1116 1115 1125 1161 1175 1180 1195

1030 1033 1041 1044 1051 1067 1071 1083 1086 1101 1116 1115 1125 1161 1175 1180 1195

1030 1033 1041 1044 1051 1067 1071 1083 1086 1101 1116 1115 1125 1161 1175 1180 1195

1030 1033 1041 1044 1051 1067 1071 1083 1086 1101 1116 1115 1125 1161 1175 1180 1195

1030 1033 1041 1044 1051 1067 1071 1083 1086 1101 1116 1115 1125 1161 1175 1180 1195

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1030 1033 1041 1044 1051 1067 1071 1083 1086 1101 1116 1115 1125 1161 1175 1180 1195

1030 1033 1041 1044 1051 1067 1071 1083 1086 1101 1116 1115 1125 1161 1175 1180 1195

THE CITY OF LAKE FOREST

ORDINANCE NO. 2024-___

AN ORDINANCE GRANTING VARIANCES FROM CORNER AND INTERIOR SIDE YARD SETBACKS FOR PROPERTY LOCATED AT 1062 VALLEY ROAD

WHEREAS, Oana Herghelegiu ("**Owner**") is the owner of that certain real property commonly known as 1062 Valley Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-2, Single Family Residence Zoning District; and

WHEREAS, the Owner desires to construct additions and alterations to the residence ("**Improvements**") as depicted on the site plan attached hereto as Group Exhibit B ("**Plans**"); and

WHEREAS, the Owner submitted an application ("**Application**") requesting approval of variances from Section 159.084, R-2, Single Family Residence District, of the City of Lake Forest Code to allow construction of the Improvements within the corner and interior side yard setbacks; and

WHEREAS, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on February 26, 2024; and

WHEREAS, the ZBA, having fully heard and having considered the evidence and testimony by all those attending the public hearing who wished to testify, made the following findings:

1. The requested variances will not alter the essential character of the neighborhood. The proposed modifications will modestly update and expand the residence.
2. The conditions upon which the variances are requested are generally unique to this property and are not generally applicable to other properties in the same zoning district throughout the City. This property was developed and the home sited prior to current Code requirements.
3. The hardship in conforming to the Code results from the fact that the lot was created prior to the current R-2 district requirements and the original siting of the house on the lot, in conformance with the setbacks in place at that time, limits the opportunities to upgrade the home without encroaching into current setbacks.
4. The variances and the resulting partial second floor addition and modifications to the home will not impair light or ventilation to adjacent

properties, increase congestion, endanger public safety, and no evidence has been submitted to the effect that property values in the surrounding area will be diminished. The proposed encroachment does not exceed the extent of the existing encroachment. On the south side of the house, the roof will be modified to reduce the extent of the existing encroachment.

and recommended that the City Council approve the variances subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owner's Application to construct the Improvements on the Property, and the findings and recommendations of the ZBA, have determined that it is in the best interests of the City and its residents to grant approval of the requested variances subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Approval of Application. Pursuant to Section 159.042 of the City Code, and subject to the limitations therein and the conditions set forth in Section Four of this Ordinance, the City Council does hereby grant approval of the Application to allow the construction of the Improvements on the Property, as more fully depicted on the Plans.

SECTION THREE: Zoning Setback Variances Granted. Based on the findings presented above, the City Council does hereby grant approval of the requested variances to allow encroachment into the corner side yard setback a distance no closer than 19 feet 8 inches with replacement of a heat pump in the existing location, and to allow encroachment into the interior side yard setback no closer than 10 feet 2 inches for the first floor and no closer than 11 feet for the second floor addition, all consistent with the site plan.

SECTION FOUR: Conditions on Approval. The approval granted pursuant to Sections Two and Three of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

- A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the

Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.

- B. Compliance with Laws. Chapters , 150, regarding building and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Tree Preservation. The Owner will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Staging, Parking and Storage. Prior to the issuance of building permits, a plan for staging and storage of construction and demolition materials and a plan for parking construction vehicles shall be submitted and will be subject to City review and approval.
- E. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans which detail the porch as an open, rather than an enclosed, element.
- F. Fees and Costs. The Owner shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owners shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

SECTION FIVE: 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 the Owner has not (i) executed and (ii) thereafter filed with the City Clerk, within 90 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 __ DAY OF _____, 2024.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2024.

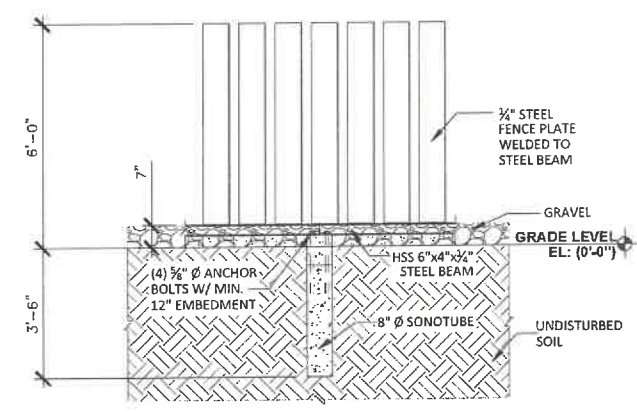
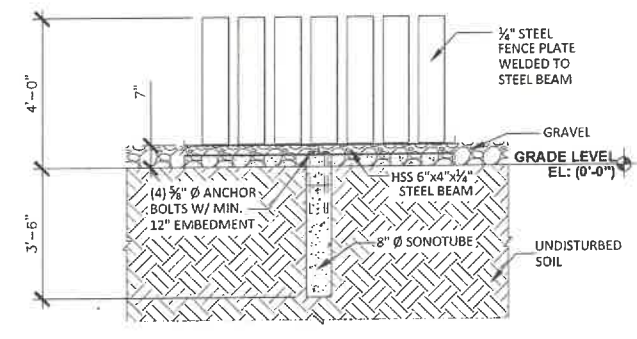
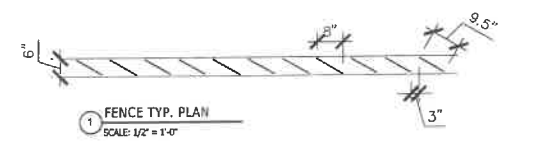
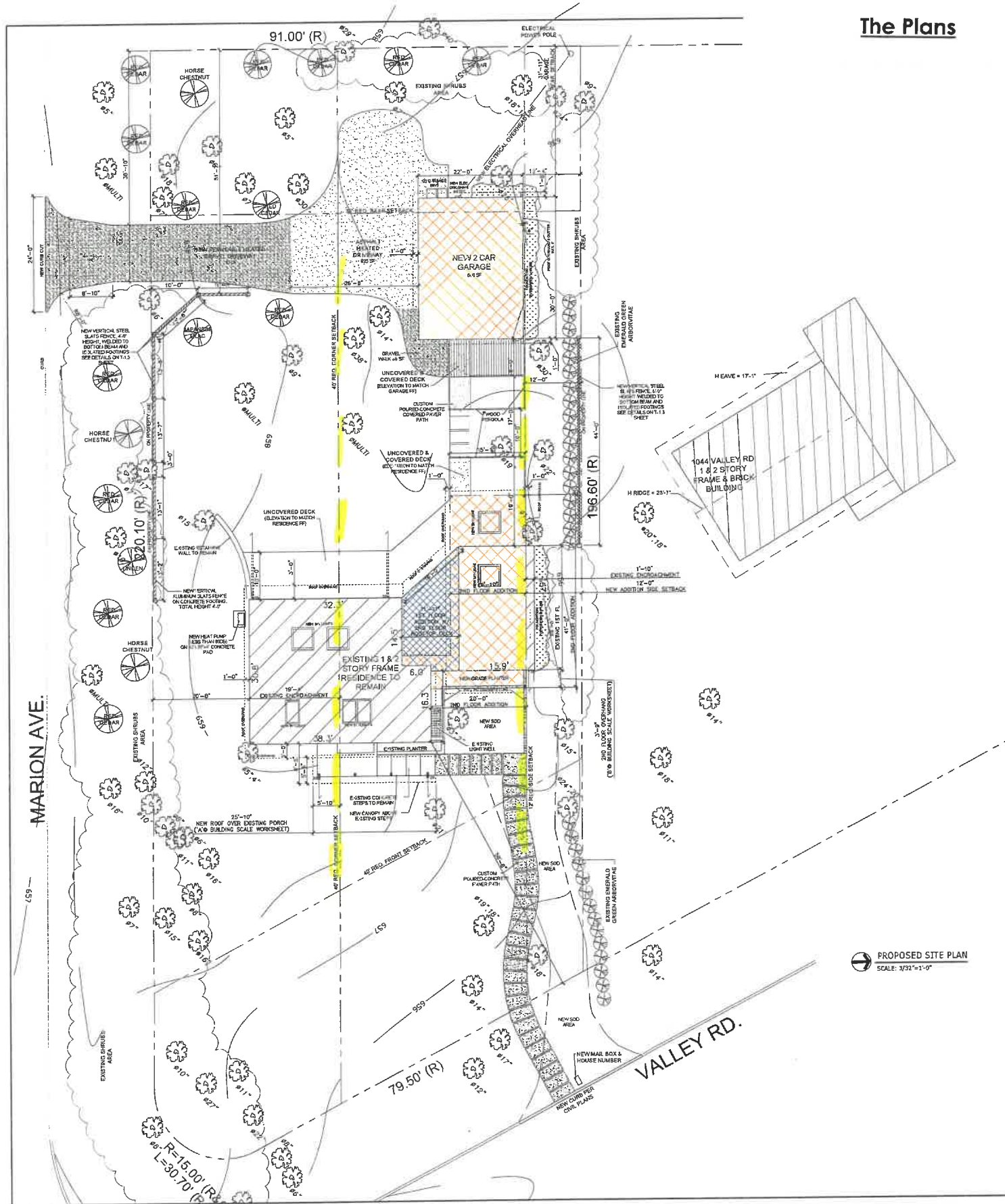
Mayor

ATTEST:

City Clerk

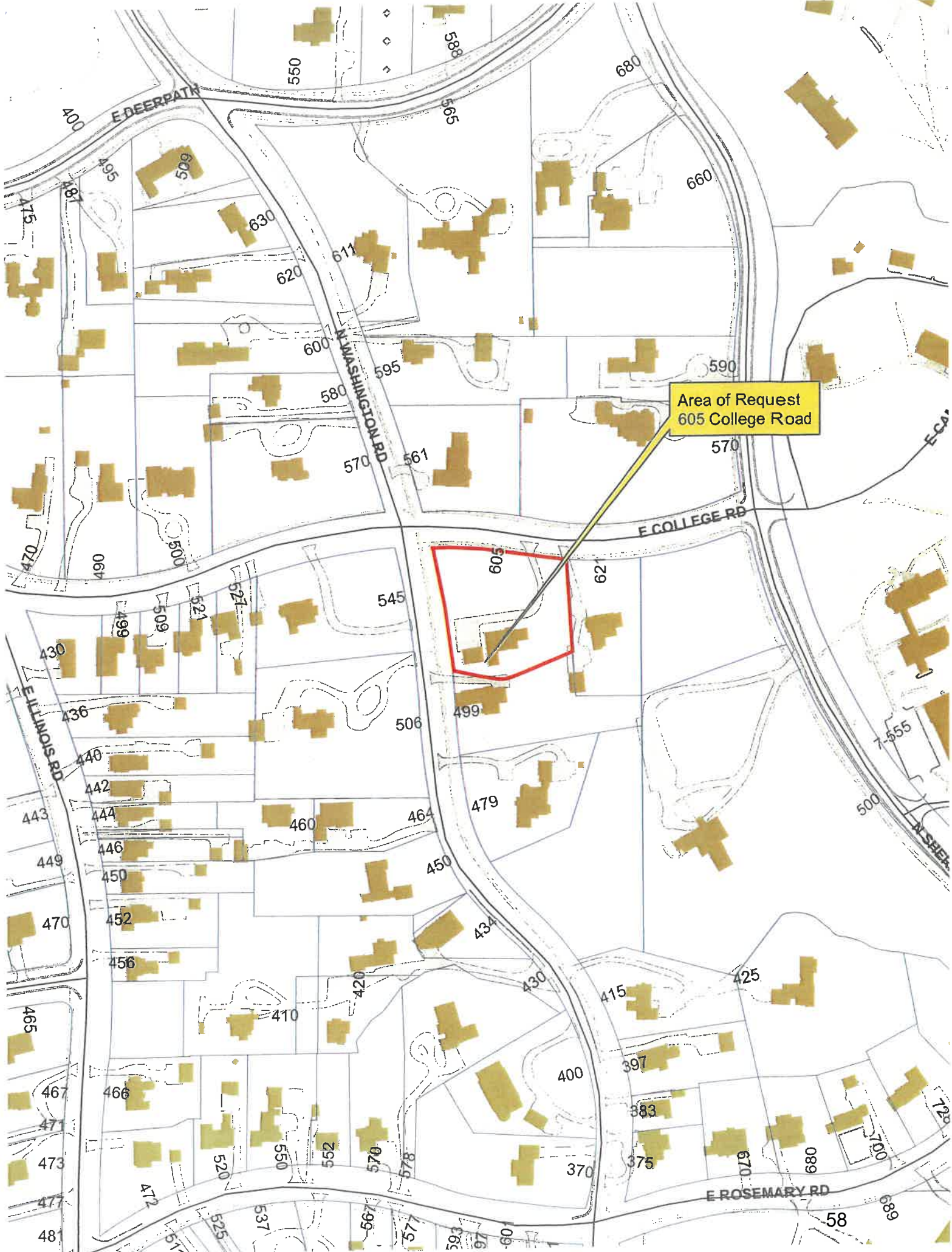
GROUP EXHIBIT B

The Plans



PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"

| | | | |
|---|--|---|---------------------------------------|
| 1062 VALLEY RD LAKE FOREST IL 60046 | SHAPED PLLC ARCHITECT OANA HERGHELEGIU | DATE: 2.20.2023 DRAWN BY: A.T. CHECKED BY: O.H. REVISION DATE: 1. 2. 3. | SHEET TITLE: PROPOSED SITE PLAN |
| | 30 N CLARK ST. STE. 3300 CHICAGO, IL 60602 O 312.373.0453 THE SHAPED DESIGN | DRAWING NUMBER: T-1.3 | © 2023 SHAPED PLLC |



THE CITY OF LAKE FOREST

ORDINANCE NO. 2024-___

AN ORDINANCE GRANTING A VARIANCE FROM THE INTERIOR SIDE YARD SETBACK FOR PROPERTY LOCATED AT 605 COLLEGE ROAD

WHEREAS, Dana E. and Veeramani Kumar ("**Owners**") are the owners of that certain real property commonly known as 605 College Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-4, Single Family Residence Zoning District; and

WHEREAS, the Owners desire to enclose an open, rear porch and add a connection between the residence and detached garage the ("**Improvements**") as depicted on the site plan attached hereto as Group Exhibit B ("**Plans**"); and

WHEREAS, the Owners submitted an application ("**Application**") requesting approval of a variance from Section 159.082, R-4 Single Family Residence District, of the City of Lake Forest Code to allow construction of the Improvements within the interior side yard setback; and

WHEREAS, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on February 26, 2024; and

WHEREAS, the ZBA, having fully heard and having considered the evidence and testimony by all those attending the public hearing who wished to testify made the following findings:

1. The requested setback variance will not alter the essential character of the neighborhood. The porch enclosure and single story connection are compatible and subordinate in scale to the residence.
2. The conditions upon which the variance is requested, including the adoption of zoning regulations since the lot was created and after the house and garage were constructed and are generally unique to this property and neighborhood which are in the Historic District, and generally applicable to other properties in the same zoning district throughout the City.
3. The residence and garage as they exist do not conform to the current setback requirements due to City initiated changes to the zoning regulations over time creating a hardship.
4. The construction resulting from the variance will not impair light or ventilation to adjacent properties, increase congestion, endanger public

safety, or diminish property values due to the small scale nature of the proposed structures. The proposed addition is intended to improve the functionality and livability of the residence.

and recommended that the City Council approve the variance subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owners' Application to construct the Improvements on the Property and the findings and recommendations of the ZBA, have determined that it is in the best interests of the City and its residents to grant approval of the requested variance subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Approval of Application. Pursuant to Section 159.042 of the City Code, and subject to the limitations therein and the conditions set forth in Section Four of this Ordinance, the City Council does hereby grant approval of the Application to allow the construction of the Improvements on the Property, as more fully depicted on the Plans.

SECTION THREE: Zoning Setback Variances Granted. Based on the findings presented above, the City Council does hereby grant approval of the requested variance to allow an open, rear porch to be enclosed and a connection to be constructed between the residence and the garage no closer than 14 feet to the south property line.

SECTION FOUR: Conditions on Approval. The approval granted pursuant to Sections Two and Three of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

- A. **No Authorization of Work**. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly

applied for, paid for, and granted in accordance with applicable law.

- B. Compliance with Laws. Chapters, 150, regarding building and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Tree Preservation. The Owners will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Staging, Parking and Storage. Prior to the issuance of building permits, a plan for staging and storage of construction and demolition materials and a plan for parking construction vehicles shall be submitted and will be subject to City review and approval.
- E. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans which detail the porch as an open, rather than an enclosed, element.
- F. Fees and Costs. The Owners shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owner shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

SECTION FIVE: 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 the Owners have not (i) executed and (ii) thereafter filed with the City Clerk, within 90 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 __ DAY OF _____, 2024.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2024.

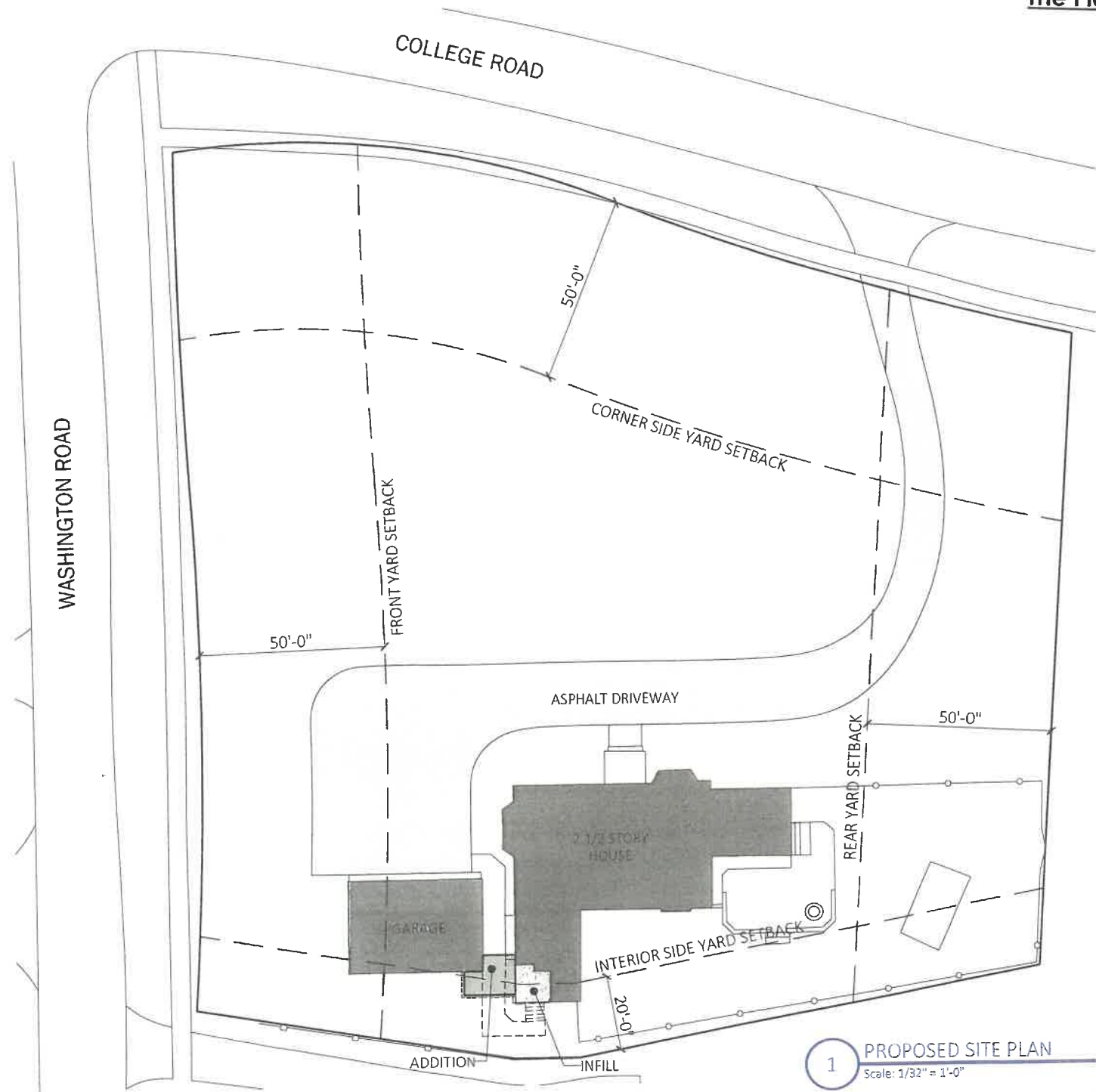
Mayor

ATTEST:

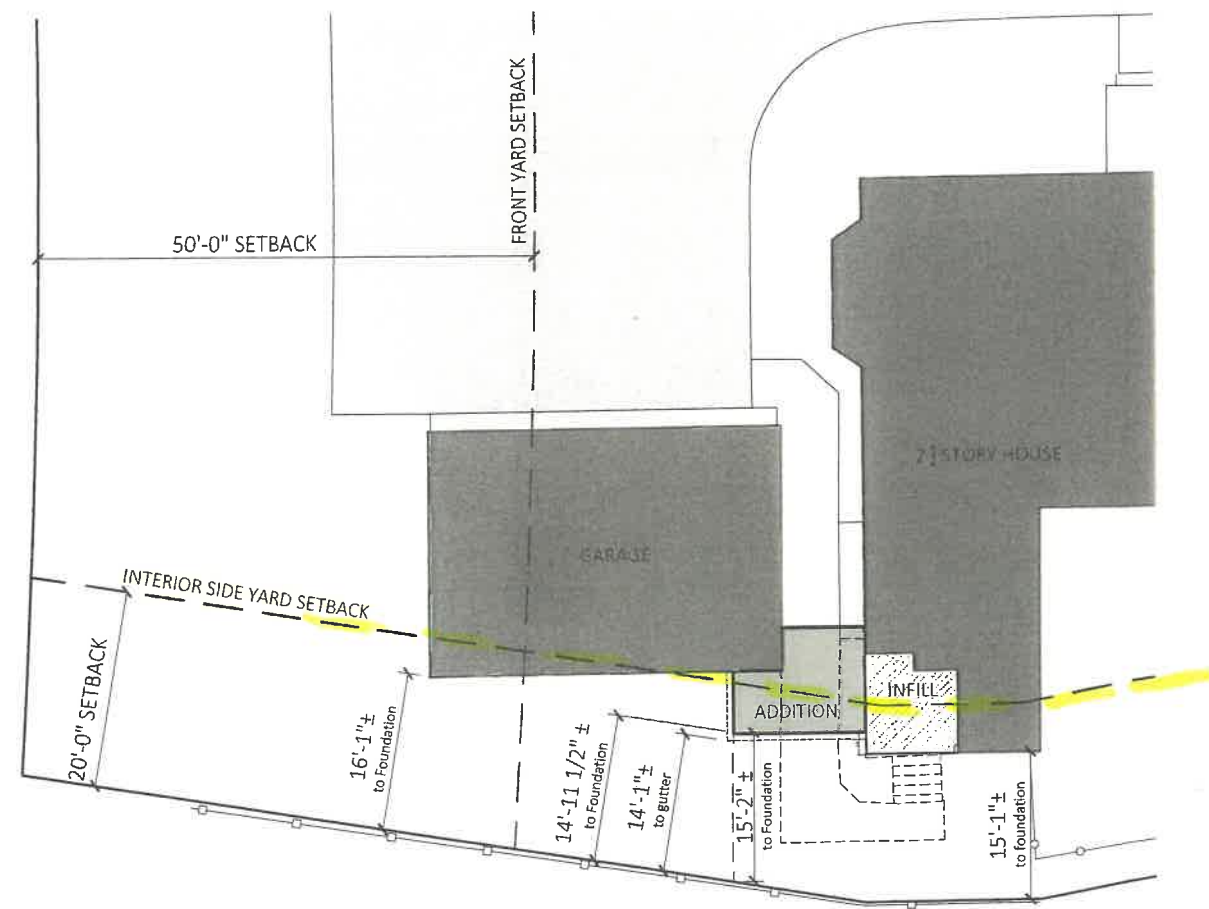
City Clerk

GROUP EXHIBIT B

The Plans



1 PROPOSED SITE PLAN
Scale: 1/32" = 1'-0"



2 ENLARGED PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"

TITLE: PROPOSED SITE PLAN

SCALE: varies



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER P 847-295-2440 F 847-295-2451 LAKE FOREST, ILLINOIS 60045 © 2023 MELICHAR ARCHITECTS

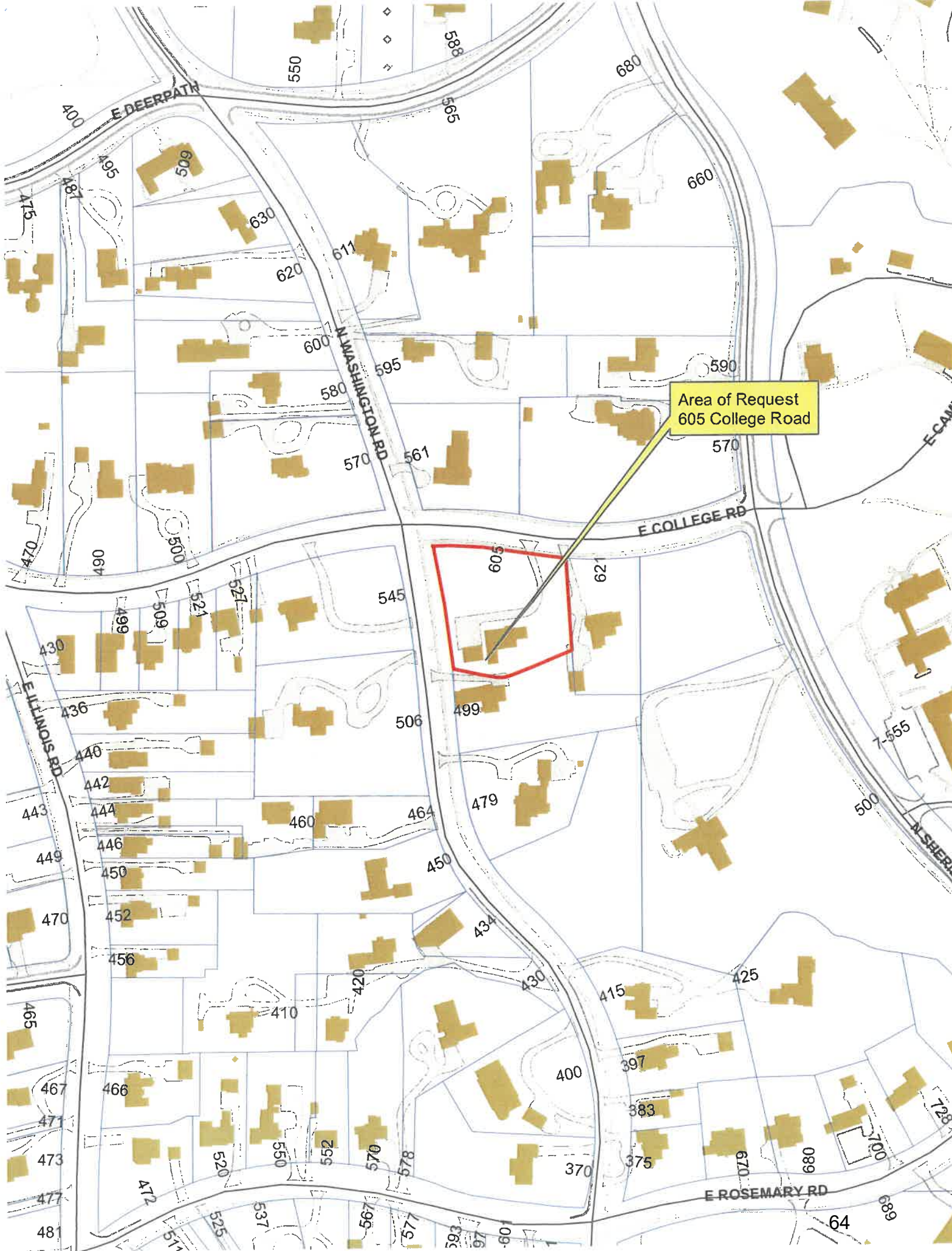
KUMAR RESIDENCE
RENOVATIONS TO
605 COLLEGE ROAD
LAKE FOREST, IL 60045

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2020

ISSUE DATE: 02/21/2024
(updated)





Area of Request
605 College Road

400 E DEERPETH

AL WASHINGTON RD

E COLLEGE RD

E ILLINOIS RD

E ROSEMARY RD

E CAMP

N SHERIDAN

588

595

680

660

590

570

605

62

545

499

506

479

464

460

450

434

450

430

415

425

410

400

397

383

375

670

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THE CITY OF LAKE FOREST

ORDINANCE NO. 2024 - ____

AN ORDINANCE GRANTING A FLOOR AREA EXCEPTION FOR
THE PROPERTY LOCATED AT 605 COLLEGE ROAD

WHEREAS, Dana E. and Veeramani Kumar ("**Owners**") are the owners of that certain real property commonly known as 605 College Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property has been designated as a Local Landmark or included in a Local Historic District pursuant to Chapter 155 of the City Code; and

WHEREAS, the Property is in the R-4, Single Family Residence Zoning District; and

WHEREAS, the Owners desire to construct improvements including enclosing an open, rear porch and an addition to connect the residence to the detached garage ("**Improvements**") as depicted on the site plan and architectural drawings that are attached hereto as Group Exhibit B ("**Plans**"); and

WHEREAS, in order to construct the Improvements, Section 155.07 of the City Code requires the Owners to obtain a Certificate of Appropriateness ("**CoA**") from the Historic Preservation Commission ("**HPC**");

WHEREAS, some of the Improvements as depicted on the Plans would exceed the maximum floor area allowances set forth in Section 150.148(D), which apply to new construction on, or additions and alterations to existing construction on, residential property; and

WHEREAS, pursuant to notice duly published, the HPC reviewed and evaluated the Plans at a public hearing held on February 28, 2024; and

WHEREAS, the HPC, having fully heard and having considered the evidence and testimony by all those attending the public hearing who wished to testify, made the following findings:

1. the Property is located within the R-4 District under the City Code,

2. Owners propose to construct the Improvements as depicted on the Plans,
3. as depicted on the Plans, the Improvements exceed the maximum floor area allowances set forth in Section 150-148(D) of the City Code,
4. the Improvements are consistent with the design standards in Section 150.147 of the City Code,
5. the Property is in a local historic district or is designated as a Local Landmark and the Improvements are consistent with the standards in the Historic Preservation Ordinance, and approval of the Improvements as depicted on the Plans would further the purpose of the Historic Preservation Ordinance,
6. the HPC has determined that the Plans qualify for a Certificate of Appropriateness under the standards set forth in Section 155.08 of the City Code;
7. the location, massing and architectural detailing of the Improvements will mitigate the appearance of excessive height and mass of the structures and as a result, the proposed development of the Improvements as set forth on the Plans is in keeping with the streetscape and overall neighborhood,
8. the Improvements are sited in a manner that minimizes the appearance of mass from the streetscape and neighboring residences due to existing fencing and vegetation. In addition, the proposed Improvements will not have a significant negative impact on the light to or views from neighboring homes.
9. the height and mass of the Improvements will generally be compatible with the height and mass of improvements will be subordinate to the existing structure and to structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision,
10. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with this Ordinance, the recommended conditions, and the Plans, will meet the standards and requirements of Sections 150.147 and 150.148 of the City Code,

and recommended that the City Council approve the Application and the Plans and grant an exception to the maximum allowable floor area consistent with the Plans, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owners' request for exceptions to the maximum floor area requirements set forth in Section 150.148 of the City Code and the findings and recommendations of the HPC, have determined that it is in the best interests of the City and its residents to grant such exceptions, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council further determine in the exercise of the City's home rule powers that it is in the best interests of the City and its residents to grant Owners' request for exceptions to the otherwise applicable maximum floor area requirements, subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Maximum Floor Area Exception Granted. Pursuant to Section 155.08 of the City Code, and subject to the limitations therein and the conditions set forth in Section Three of this Ordinance, the City Council does hereby grant an exception to the maximum floor area requirements set forth in Section 150.148(D) of the City Code, as more fully depicted on the Plans, by allowing the Improvements which together with other structures on the Property will have a maximum square footage not to exceed 6,548 square feet, 13% over the allowable square footage.

SECTION THREE: Conditions on Approval. The approval granted pursuant to Section Two of this Ordinance shall be, and is hereby, conditioned upon and limited by the following

conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

- A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Compliance with Laws. Chapters 150, regarding building, 156, regarding subdivisions, 159, regarding zoning, and 155, regarding historic preservation, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Tree Preservation. The Owners will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans.
- E. Fees and Costs. The Owners shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owners shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.
- F. Other Conditions. The improvements shall be substantially in conformance with the Commission's deliberations as reflected on Exhibit C, Certification of Appropriateness, attached hereto.

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 (i) executed and (ii) thereafter filed with the City Clerk, within 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form

attached hereto as Exhibit D 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 __ DAY OF _____, 2024.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2024.

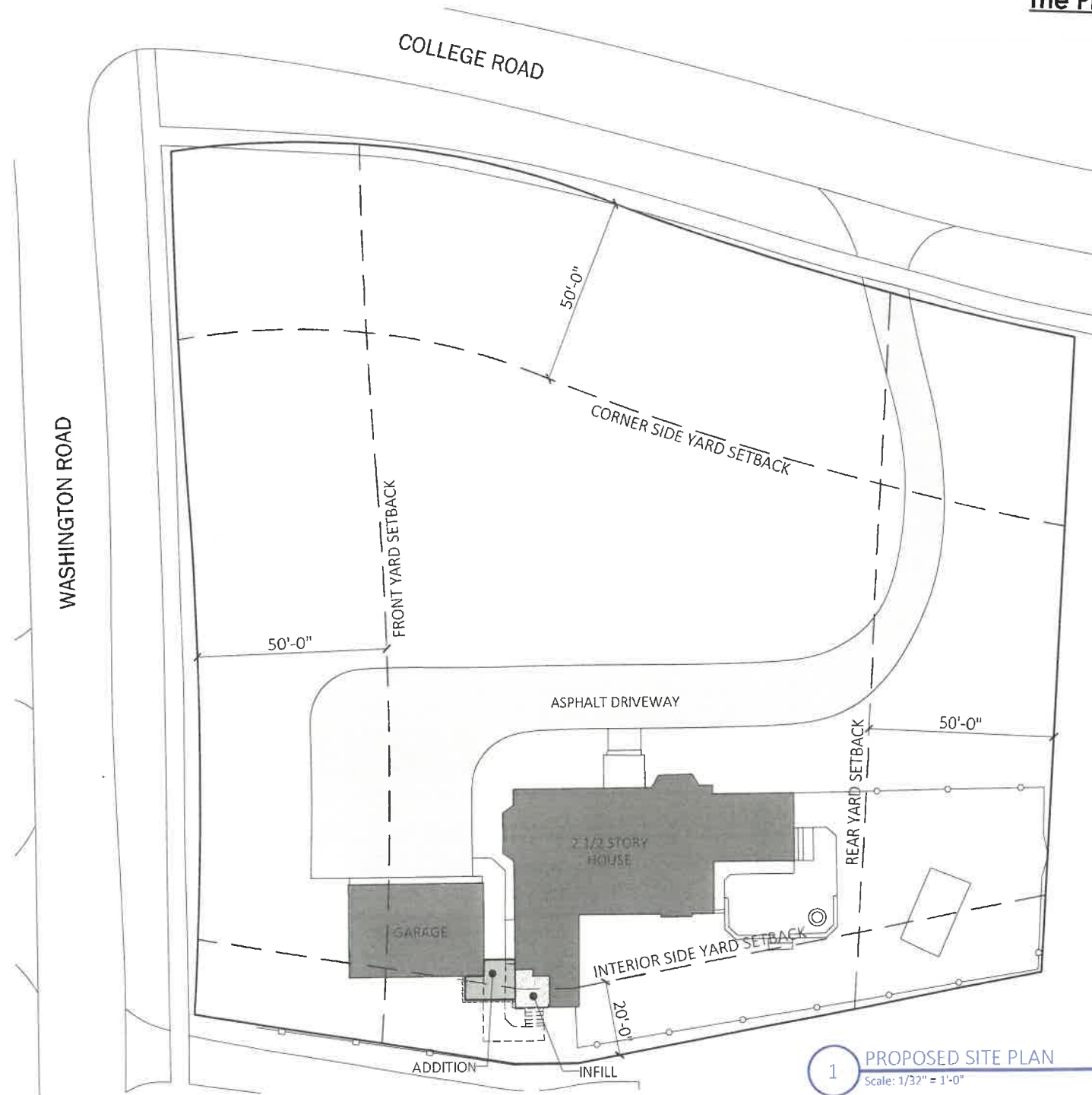
Mayor

ATTEST:

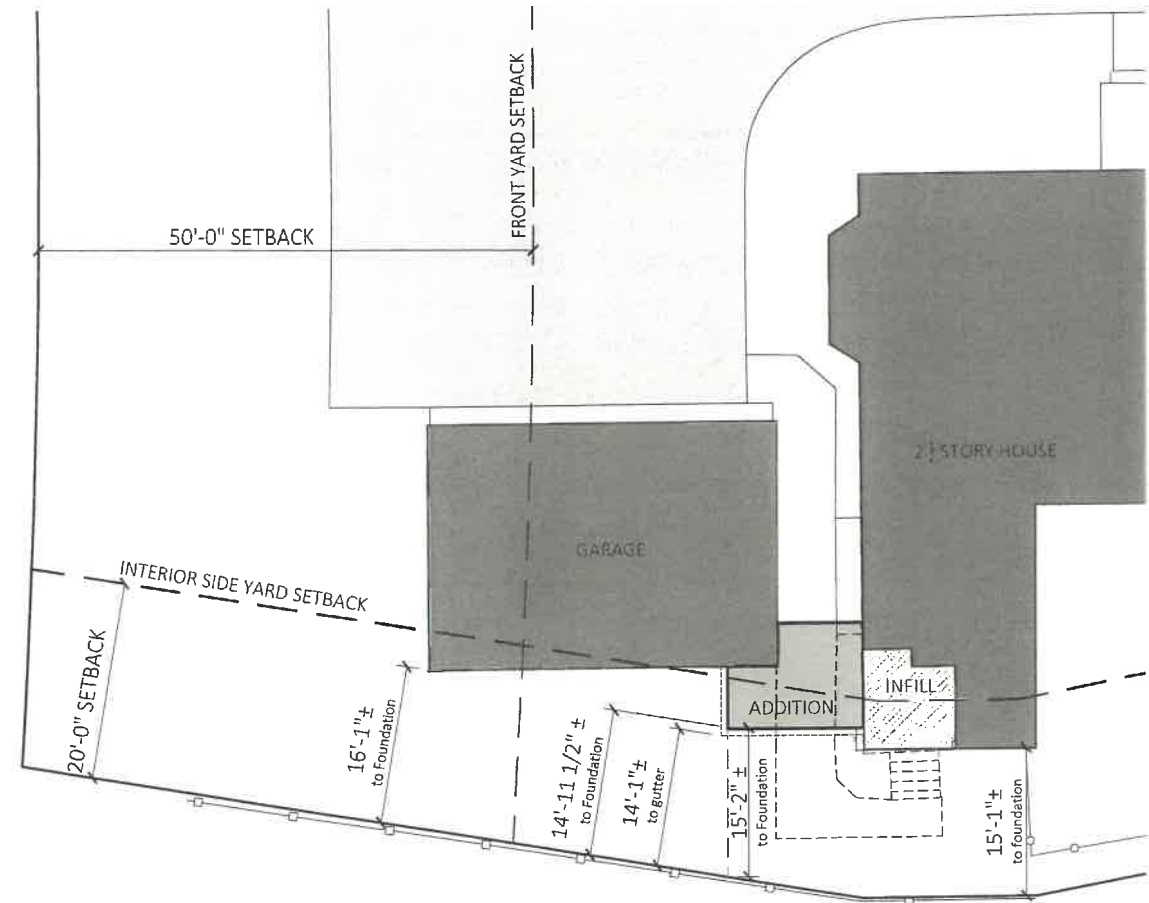
City Clerk

GROUP EXHIBIT B

The Plans



1 PROPOSED SITE PLAN
Scale: 1/32" = 1'-0"



2 ENLARGED PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"

TITLE: PROPOSED SITE PLAN

SCALE: varies



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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KUMAR RESIDENCE
RENOVATIONS TO
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LAKE FOREST, IL 60045

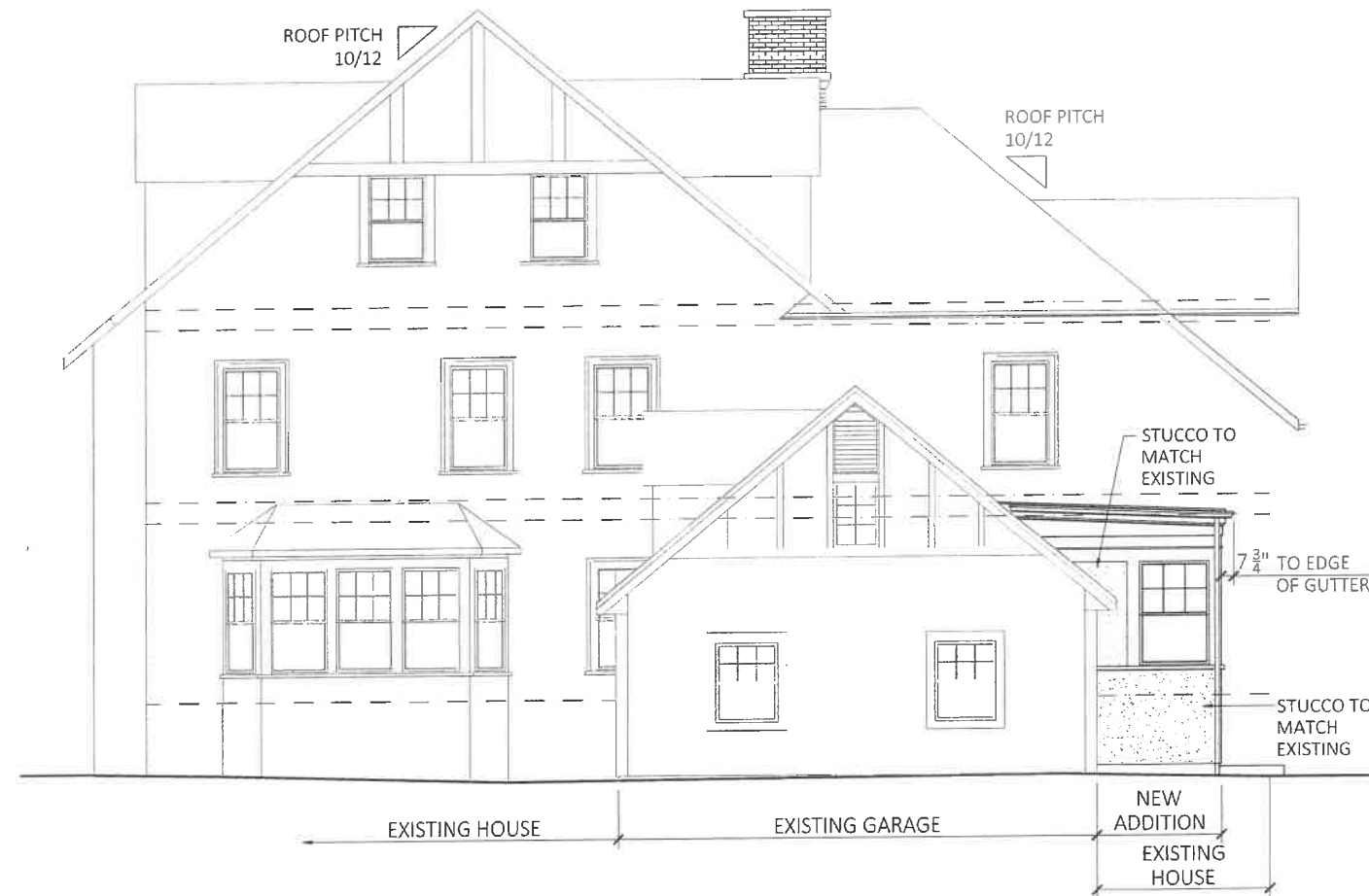
PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2020
ISSUE DATE: 02/21/2024
(updated)



GROUP EXHIBIT B

The Plans



TITLE: WEST EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"



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 THE PRACTICE OF FINE ARCHITECTURE

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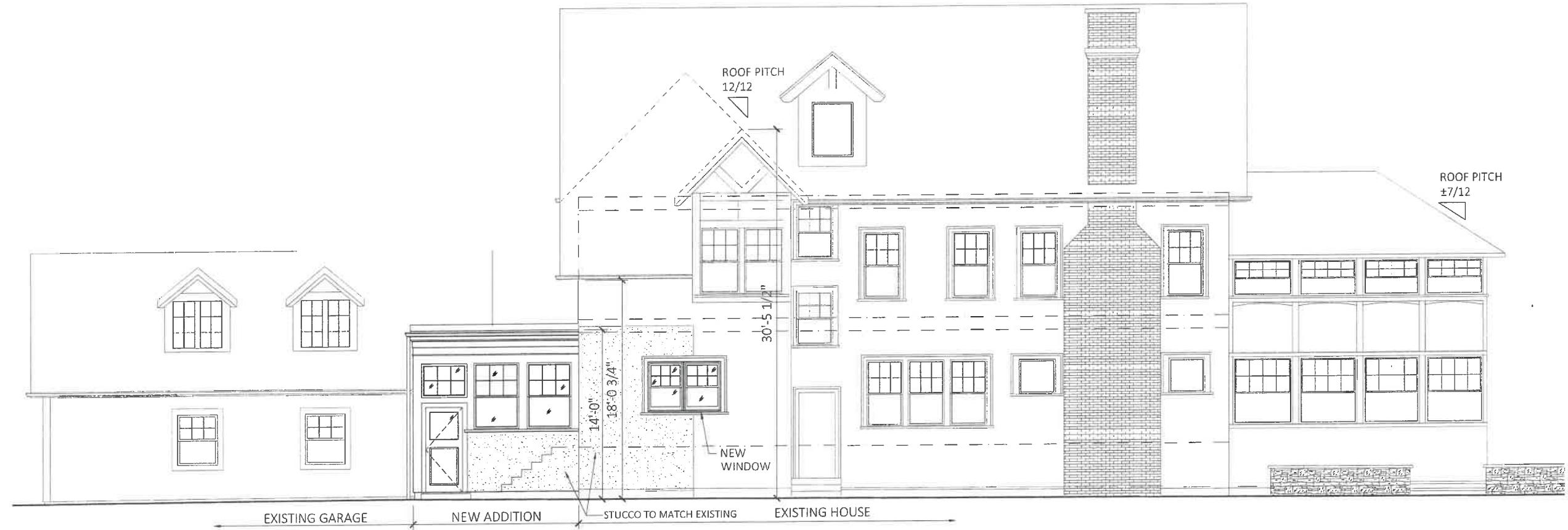
KUMAR RESIDENCE
 RENOVATIONS TO
 605 COLLEGE ROAD
 LAKE FOREST, IL 60045

PRELIMINARY
 NOT FOR CONSTRUCTION

JOB NO.: 2020
 ISSUE DATE: 02/21/2024
 (updated)

GROUP EXHIBIT B

The Plans



TITLE: SOUTH EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"



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