

**THE CITY OF LAKE FOREST
CITY COUNCIL AGENDA**
Monday, April 2, 2018 at 6:30 pm
City Hall Council Chambers

Honorable Mayor, Robert Lansing

Prudence R. Beidler, Alderman First Ward
James E. Morris, Alderman First Ward
Timothy Newman, Alderman Second Ward
Melanie Rummel, Alderman Second Ward

Stanford Tack, Alderman Third Ward
Jack Reisenberg, Alderman Third Ward
Michelle Moreno, Alderman Fourth Ward
Raymond Buschmann, Alderman Fourth Ward

CALL TO ORDER AND ROLL CALL

6:30pm

PLEDGE OF ALLEGIANCE

EXECUTIVE SESSION

1. EXECUTIVE SESSION pursuant to 5 ILCS 120/2 (c), (1), The City Council will be discussing personnel.

Adjournment into Executive Session

RECONVENE INTO REGULAR SESSION

approximately 7:00pm

REPORTS OF CITY OFFICERS

1. COMMENTS BY MAYOR

- A. Eleventh Annual Deer Path Art League Emerging Artists Awards
-Jillian Chapman, Creative Director

2. COMMENTS BY CITY MANAGER

3. COMMENTS BY COUNCIL MEMBERS

- A. Alderman Rummel
-Lake Forest City Code Suggestions

4. OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL ON NON-AGENDA ITEMS
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5. ITEMS FOR OMNIBUS VOTE CONSIDERATION
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1. Approval of the March 19, 2018 City Council Meeting Minutes

A copy of the minutes can be found on **page 15**.

COUNCIL ACTION: Approval of the Minutes.

2. Approval of the Check Register for Period of March 10-23, 2018

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

BACKGROUND/DISCUSSION: City Code Section 38.02 sets forth payment procedures of the City. The Director of Finance is to prepare a monthly summary of all warrants to be drawn on the City treasury for the payment of all sums due from the City (including all warrants relating to payroll and invoice payments) by fund and shall prepare a detailed list of invoice payments which denotes the person to whom the warrant is payable. The warrant list detail of invoice payments shall be presented for review to the Chairperson of the City Council Finance Committee for review and recommendation. All items on the warrant list detail recommended for payment by the Finance Committee Chairperson shall be presented in summary form to the City Council for approval or ratification. Any member of the City Council shall, upon request to the City Manager or Director of Finance, receive a copy of the warrant list detail as recommended by the Finance Committee Chairperson. The City Council may approve the warrant list as so recommended by the Finance Committee Chairperson by a concurrence of the majority of the City Council as recorded through a roll call vote.

The Council action requested is to ratify the payments as summarized below. The associated payroll and invoice payments have been released during the check register period noted.

Following is the summary of warrants as recommended by the Finance Committee Chairperson:

Check Register For Period March 10 - 23, 2018

	Fund	Invoice	Payroll	Total
101	General	179,419	542,714	722,133
501	Water & Sewer	29,609	63,225	92,833
220	Parks & Recreation	48,730	144,904	193,634
311	Capital Improvements	80,643	0	80,643
202	Motor Fuel Tax	0	0	0
230	Cemetery	3,712	7,111	10,823
210	Senior Resources	1,900	9,642	11,542
510	Deerpath Golf Course	1,196	999	2,195
601	Fleet	28,352	20,993	49,344
416 - 433	Debt Funds	250	0	250
248	Housing Trust	0	0	0
201	Park & Public Land	4,881	0	4,881
	All other Funds	439,516	78,007	517,523
		\$818,207	\$867,593	\$1,685,801

Invoice payments in All Other Funds includes a \$406,228 payment related to the Water Treatment Plant improvements.

COUNCIL ACTION: Approval of the Check Register for March 10-23, 2018.

3. Approval of an Arbor Day Proclamation

A copy of the Proclamation can be found on **page 20**.

COUNCIL ACTION: Approval of the Proclamation

4. Approval of an Ordinance Abating the 2017 Tax Levy for the General Obligation Bond Issue, Series 2017 (First Reading and if desired by the City Council, Final Approval)

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

PURPOSE AND ACTION REQUESTED: Staff recommends first reading and final approval of an Ordinance abating the 2017 Tax Levy associated with the General Obligation Bond Issue, Series 2017.

BACKGROUND/DISCUSSION: The proposed Ordinance provides for the abatement of 2017 taxes levied for the 2017 GO Bonds issued for the Water Treatment Plant capital improvements. The tax levies for all bond issues are established and recorded with the County Clerk at the time the bonds are issued. Therefore, in order to reduce the bond tax levies, an abatement ordinance must be approved and filed with the County Clerk. Debt service abatement ordinances approved by the City Council in December 2017 inadvertently omitted the abatement for the 2017 GO Bond Issue.

The proposed Ordinance can be found on **page 21**.

BUDGET/FISCAL IMPACT: Adoption of the proposed Ordinance will reduce the 2017 property tax levy as was intended at the time the bonds were issued. Debt service in FY2019 will be budgeted in the Water Utility Fund from water and sewer operating revenues.

COUNCIL ACTION: If determined to be appropriate by the City Council, waive first reading and grant final approval of an Ordinance abating the 2017 tax levy for the General Obligation Bond Issue, Series 2017.

5. Award of Bid to replace the flooring in the Recreation Department Fitness Center

STAFF CONTACT: Jason Busdeker, Facility Manager (847-810-3934)

PURPOSE AND ACTION REQUESTED: The Parks and Recreation Board and Staff is requesting approval of an expense of \$67,240 to replace the carpeted floor within the Fitness Center with a Mondo rubberized flooring.

BACKGROUND/DISCUSSION: The current carpet was installed in the Fitness Center in 2007. Since the original installation, numerous carpet squares have been replaced due to damage, stains or noticeable discoloration due to high volume of traffic within the Fitness Center on a

daily basis. The carpet replacement has been postponed each of the past 3 years to allow for other projects to be funded.

Staff would like to replace the 1Ft x 1Ft carpet squares within the Fitness Center with a Mondo flooring. Mondo flooring is a rubberized material that is nonporous which allows staff to maintain the cleanliness more efficiently compared to the carpet. Currently, the Fitness Center is closed up to 3 days to remove the cardio equipment and allow the carpets to be shampooed requiring up to 24 hours of drying time. This process is labor intensive on the staff and disruptive to the Fitness Center members. During the winter months, the carpet gets very dirty from people tracking in salt, snow and other debris that gets stuck to their shoes. The Mondo flooring will be able to be kept cleaner on a more regular basis as it would be able to be wet mopped several times each week with minimal drying time compared to shampooing the carpet one time annually. The Mondo will also have less of an impact on the members when the Fitness Center is closed for Annual Maintenance Week.

Mondo flooring has a useful lifespan of 20+ years which is 2-3 times longer than carpet. Staff conducted site visits of facilities that currently have the Mondo flooring in their facilities. The sites included Chicago Bears' Halas Hall, Park District of Highland Park, Buffalo Grove Park District and Libertyville Sports Complex. The Facilities in Buffalo Grove and Libertyville have both had their flooring for 17-18 years each. In speaking with staff from all of the visited facilities, they were all very pleased with the performance of the floor and the ease of cleaning.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Park & Recreation Board	3/20/18	Reviewed & Approved

BUDGET/FISCAL IMPACT: Similar to the National IPA, staff is requesting approval to purchase the Fitness Center's flooring through the National Joint Powers Alliance's vendor, Mondo USA. NJPA is a public agency that was statutorily created to provide purchasing assistance to only governmental, education, and non-profit agencies. NJPA purchases are included in the City's purchasing directive under section 9.0-F, government joint purchases. All items offered through NJPA are competitively bid nationally and are sold through specific local vendors.

If approved by City Council, the Mondo flooring will be ordered and scheduled to be installed in August 2018 in conjunction with our annual maintenance week.

Below is an estimated summary of Project budget:

FY2018 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Park & Recreation Department Operating Budget	\$40,000	\$40,000	Y
Special Recreation Budget	\$27,240	\$27,240	Y

COUNCIL ACTION Award of Bid to replace the flooring in the Recreation Department Fitness Center to Mondo USA in the amount of \$67,240.

6. Award of contract for The City of Lake Forest to join the Municipal Partnership Initiative (MPI) Crack Sealing contract for 2018.

STAFF CONTACT: Robert Ells, Superintendent of Engineering (847-810-3555)

PURPOSE AND ACTION REQUESTED: Staff requests approval of a one year extension of the 2017 MPI Crack Sealing Project with Patriot Pavement Maintenance for the 2018 MPI Crack Sealing Project.

BACKGROUND/DISCUSSION: Cracks in pavements allow moisture to penetrate the surface causing premature pavement material failure. To minimize the water infiltrating the pavement base, crack sealing with a hot sealant is required. Crack sealing is a practical and cost effective measure and is an essential part of a good pavement maintenance program.

City staff has previously briefed the City Council on MPI, a program that takes advantage of economies of scale, for securing low bid prices, among neighboring municipalities who bid similar projects each year. This year, the City will again join forces with nine other neighboring communities in the MPI Crack Sealing contract. In 2018, the City plans to do approximately 50,000 feet of crack sealing.

This project was competitively bid in 2016 under the Municipal Partnering Initiative. The contract allowed for three option years if recommended by the Municipal Partners.

BUDGET/FISCAL IMPACT: This is the last option year included in the original 2016 contract. Per the terms of that contract, pricing will increase by \$0.02/L.F. in each option year, the MPI contract will be rebid next year.

If awarded, work on this project is expected to be completed in one week's time. Upon award of the contract, The City will meet with the contractor to develop a schedule for the execution of work. Engineering staff will provide daily oversight and inspections of the crack sealing. The City's website, under "Construction Updates", will also provide details of the work schedule.

Below is an estimated summary of the project budget:

FY2019 Funding Source	Account Budget		Amount Requested	Budgeted? Y/N
Capital Fund	\$30,000		\$30,000	Y

All communities are recommending extending their portion of the contract to Patriot Pavement Maintenance at their respective Council/Board meetings. They have worked in Lake Forest on previous contracts with satisfactory results.

COUNCIL ACTION: Staff recommends City Council award the 2018 MPI Crack Sealing contract to Patriot Pavement Maintenance in the amount of \$30,000.

7. Award of the 2018 Concrete Streets, Curb, and Sidewalk Replacement Project.

STAFF CONTACT: *Robert W. Ells, Superintendent of Engineering (847-810-3555)*

PURPOSE AND ACTION REQUESTED: Staff recommends awarding the 2018 Concrete Streets, Curb, and Sidewalk Replacement Project to D'Land Construction.

BACKGROUND/DISCUSSION:

This project is a combination of the Sidewalk Replacement program and Concrete Streets Patching program. The Sidewalk Replacement program is an annual program that replaces hazardous and deteriorated sections of sidewalk and curb and gutter. The Concrete Streets Patching program is an annual program that replaces damaged and deteriorated sections of concrete road pavement.

Based on the concrete streets survey, the City Sidewalk Survey and requests for replacement of concrete sidewalk and curb from residents and businesses, the Engineering staff prioritizes the locations for replacement based on the severity of their condition on an annual basis.

BUDGET/FISCAL IMPACT: Bids for the 2018 Concrete Streets, Curb, and Sidewalk Replacement Project contract were received and opened on March 8, 2018. A total of six (6) firms bid the project.

The following is a summary of the bids received:

BIDDER	TOTAL MPI BID
D'Land Construction, LLC	\$299,645.50
Schroeder & Schroeder, Inc.	\$316,352.00
Rai Concrete, Inc.	\$317,358.50
DiNatale Construction Inc.	\$339,537.25
Globe Construction	\$549,678.00
Alliance Contractors Inc.	\$607,549.75

D'Land Construction has worked in Lake Forest on previous contracts with satisfactory results.

If awarded, work on this project is expected to begin in June and be completed by the end of August. Property owners living near the vicinity of the construction work will be notified in advance of the start of construction.

The City's Engineering staff will provide oversight through daily inspections.

Below is an estimated summary of Project budget:

FY2019 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Capital Fund	\$305,000	\$305,000	Y

COUNCIL ACTION: Staff recommends awarding the 2018 Concrete Streets, Curb, and Sidewalk Replacement Project contract, to D'Land Construction LLC for a not-to-exceed amount of \$305,000.00.

8. Award of the Lake Forest portion of the Municipal Partnership Initiative (MPI) 2018 Joint Sewer Lining Project contract.

STAFF CONTACT: *Robert Ells, Superintendent of Engineering (810-3555)*

PURPOSE AND ACTION REQUESTED: Staff requests approval of a one year extension of the 2017 Joint Sewer Lining Project with Hoerr Construction for the 2018 MPI Joint Sewer Lining Project.

BACKGROUND/DISCUSSION: The City maintains approximately 139 miles of mainline sanitary sewer 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 done 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.

This project was competitively bid in 2017 under the Municipal Partnering Initiative (MPI) with Mundelein and Highland Park. The contract allowed for three option years if recommended by the Municipal Partners.

BUDGET/FISCAL IMPACT: If approved, this will be the 2nd option year on this contract. The 2018 contract unit prices will increase 1.7% over last year for the 2018 contract per the terms of the 2017 contract.

Below is an estimated summary of Project budget:

FY2017 Funding Source	Account Number	Amount Budgeted	Amount Requested	Budgeted? Y/N
Capital Fund (Storm)	508-0001-434-67-46	\$100,000	\$100,000	Y
Water and Sewer (Sanitary)	311-0050-417-67-25	\$272,000	\$272,000	Y

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

COUNCIL ACTION: Staff recommends City Council approval to exercise the option to extend the Lake Forest portion of the 2017 Joint Sewer Lining Project contract for one year for a not-to-exceed amount of \$372,000.

9. Consideration of Ordinances Approving Recommendations from the Building Review Board. (First Reading and if Desired by the City Council, Final Approval)

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

The following recommendations from the Building Review Board are presented to the City Council for consideration as part of the Omnibus Agenda.

792 Morningside Drive - The Building Review Board recommended approval of demolition of the existing residence and approval of a replacement residence, attached garage and the associated site and landscape plans. The Preservation Foundation submitted testimony in support of the project. No other public comments were presented to the Board. (Board vote: 6-0, approved)

653 Rockefeller Road - The Building Review Board recommended approval of a building scale variance to allow construction of a second floor infill addition. One neighbor spoke in favor of the project and requested that disruption to the neighborhood be minimized during construction to the extent possible. (Board vote: 6-0, approved)

Amberley Woods Courtyard Homes (Amberley Court) - The Building Review Board recommended approval of modified designs, massing and exterior materials for homes in this development. The modifications are intended to reduce the size of the homes slightly and adjust the price points to better meet the market. Two neighbors offered testimony in support of the petition and asked that careful attention be paid to assure that the exterior materials remain generally consistent with the prior approvals and existing homes. The Board confirmed that the majority of the exterior materials will remain consistent with the prior approvals. (Board vote: 6-0, approved)

The Ordinances approving the petitions as recommended by the Building Review Board, with key exhibits attached, are included in the Council packet beginning on **page 22**. 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 in accordance with the Building Review Board's recommendations.

10. Approval of the Intergovernmental Agreements with The Department of The Army, The City of Highland Park, Village of Deerfield, East Skokie Drainage District and Lake County Stormwater Management Commission to evaluate the watersheds of the Middlefork and Skokie River of the North Branch of the Chicago River and the Authorization for the City Manager to execute required agreements.

STAFF CONTACT: Robert Ells, Superintendent of Engineering (810-3555)

PURPOSE AND ACTION REQUESTED: The Public Works Committee and City Staff are requesting City Council approval of the Intergovernmental agreements with The Department of The

Army, The City of Highland Park, Village of Deerfield, East Skokie Drainage District and Lake County Stormwater Management Commission to provide to evaluate the watersheds of the Middlefork and Skokie River of the North Branch of the Chicago River.

BACKGROUND/DISCUSSION: The City of Lake Forest has been working with Lake and Cook Counties, Illinois Department of Natural Resources and the US Army Corps of Engineers (ACOE) on a long-term flood mitigation solution following several floods that effected parts of Lake Forest and many of the communities throughout the region. The mitigation solution would be effective for the residents of Lake Forest and other area residents who live along the Skokie and Middle Fork Rivers. A comprehensive regional study is necessary to identify opportunities to mitigate flooding occurring in the community.

The Skokie and Middle Fork Rivers are under the jurisdiction of ACOE, the Federal agency responsible for waterway-related capital projects, and flows through Lake and Cook Counties. Part of a preliminary study to be undertaken by ACOE is to determine if a feasibility study is required that will entail a flood protection solution for all communities along the river. If a final feasibility study is undertaken, the potential solutions could result in a combination of storage basins, retaining walls, pump stations, buy-outs, and other measures.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
City Council	03/19/18	Reviewed
Public Works Committee	03/8/18	Reviewed & Approved

BUDGET/FISCAL IMPACT: The City has partnered with The City of Highland Park, Village of Deerfield, East Skokie Drainage District and Lake County Stormwater Management Commission to work on this preliminary study. The preliminary study costs are split 50-50 with ACOE providing 50% of the costs and non-federal agencies providing the remaining 50%.

The cost breakdown and agreements can be found on **page 73** of your packet.

Below is an estimated summary of the project budget:

FY2019 Funding Source	Account Number	Account Budget	Amount Requested	Budgeted? Y/N
Capital Fund	101-3747-417-35-10	\$60,000	\$6,624	N

COUNCIL ACTION: Approval of the Intergovernmental Agreements with The Department of The Army, The City of Highland Park, Village of Deerfield, East Skokie Drainage District and Lake County Stormwater Management Commission to evaluate the watersheds of the Middlefork and Skokie River of the North Branch of the Chicago River and the authorization for the City Manager to execute required agreements

COUNCIL ACTION: Approval of the ten (10) Omnibus items as presented

6. ORDINANCES

1. Consideration of a Recommendation from the Plan Commission in Support of a Special Use Permit Authorizing a Bank and Drive Thru Facility for Chase Bank and Consideration of a Recommendation from the Building Review Board in Support of Design Aspects of the Development Proposed at 884 S. Waukegan Road. (Final Approval of the Ordinances)

PRESENTED BY: Catherine Czerniak, Director of Community Development
(810-3504)

PURPOSE AND ACTION REQUESTED: Based on recommendations from the Plan Commission and Building Review Board, the City Council is asked to consider two ordinances. The first, approving a Special Use Permit to authorize a bank and drive thru facility in the B-1 District and the second, approving architectural and site design for the proposed development. The site is located on the west side of Waukegan Road, north of Gloucester Crossing.

BACKGROUND AND DISCUSSION:

Activity to Date

On January 16, 2018, the City Council heard a presentation on this petition and after deliberation, approved first reading of the ordinances and directed: 1) that final Council consideration of the petition be deferred to a meeting at which all aldermen are in attendance, and 2) that the Legal Committee review and advise the Council on the legal aspects of the petition.

As directed, the Legal Committee reviewed the matter and a summary of the Committee's discussion was presented to the City Council in Executive Session. The entire review process to date for this petition is detailed below.

REVIEWS TO DATE

Reviewing Body	Date	Action
City Council – Executive Session	2/20/2018	Legal Committee recommendation presented to the Council.
Legal Committee	2/13/2018	Considered legal aspects of the petition and reviewed the applicable SUP criteria.
City Council	1/16/2018	Approved first reading of two Ordinances.
Plan Commission	12/13/2017	Public Hearing closed. Recommendation in support of the petition was forwarded to the City Council subject to conditions. Vote: 6 to 0
Building Review Board	11/1/2017	Public Hearing closed. Recommendation forwarded to the City

		Council subject to conditions of approval. Vote: 6 to 0
Plan Commission	9/20/2017	Public Hearing Continued. Commission continued the petition and directed further study and refinement of the site and building design to achieve greater compatibility with the adjacent commercial development, to enhance the adaptability of the building for future uses and to improve pedestrian connectivity in the area. The petition was directed to the Building Review Board. Additional traffic count information was requested.
Plan Commission	8/9/2017	Public Hearing Opened. Commission continued the petition to allow further consideration of the petition with respect to the applicable criteria, the appropriateness of another bank in the area and further deliberation on the traffic counts and overall site plan.

Background

The new bank branch is proposed to be constructed at 884 S. Waukegan Road, which until recently, was the site of a McDonald's restaurant. Demolition of the existing building is proposed followed by construction of a new building, specifically designed for this site, in approximately the same footprint as the existing building. No changes are proposed to the existing curb cuts and the parking lot will also remain generally in the existing configuration with minor changes. Enhanced pedestrian connections on the site and to points off the site are proposed to support and encourage pedestrian activity between businesses in the area.

The Plan Commission heard testimony both in opposition to and in support of the petition. Several residents voiced a preference that McDonald's remain at the site and opposition to another bank in the area. Owners of neighboring commercial properties testified in support of the petition noting that Chase Bank, a National Bank, will be making a substantial investment in the site and is expected to attract employees and customers who will support existing and new businesses in the area.

The Building Review Board heard testimony from residents supporting the design of the site, the architecture of the building and the enhanced pedestrian walkways. The petitioner agreed to provide bike racks on the property and maintain a low light level on the site as requested by some nearby residents. Consistent with the Code, the building is designed to lend itself to other uses in the future; retail, food service businesses or offices.

Written correspondence received throughout the process was previously made available to the City Council.

The Ordinances detailing the conditions of approval, the site plan and building elevations are included in the Council packet beginning on **page 97**. The site plan, building elevations and landscape are exhibits to both Ordinances, to avoid duplication, these documents are only included once in the Council packet. Additional background is also included in the Council packet following the Ordinances. The complete Board and Commission packets were previously made available to the Council.

BUDGET/FISCAL IMPACT: In recognition of the fact that a bank at this location, rather than a restaurant or retail use, will result in the loss of sales tax revenues, the property owner proposes a one-time payment to the City in the amount of \$150,000. The proposed amount replaces more than five years of retail sales tax revenues generated by the prior use. The payment is intended to support maintenance of infrastructure, landscaping and amenities in the area. The proposed payment is set forth in a recent letter to the Mayor and referenced in the Special Use Permit Ordinance.

The planned investment into the property is expected to increase the value of the property resulting in increased property taxes from the site benefitting the City, local school districts and other taxing bodies.

COUNCIL ACTION: If determined to be appropriate by the City Council, grant final approval of an Ordinance approving a Special Use Permit authorizing Chase Bank and an associated ATM drive thru at 884 S. Waukegan Road and approving the overall redevelopment plan for the property as recommended by the Plan Commission.

AND

If determined to be appropriate by the City Council, grant final approval of an Ordinance approving the Chase Bank petition in accordance with the Building Review Board's recommendation.

7. NEW BUSINESS

- 1. Consideration of a Resolution Restating and Reaffirming the City's Opposition to the Chicago-Milwaukee Intercity Passenger Rail Corridor Proposal and Reaffirmation of the City's Request for an Environmental Impact Statement**

STAFF CONTACT: *Robert Kiely, City Manager (847-810-3675)*

BACKGROUND AND DISCUSSION: At the March 19, 2018 City Council meeting, Alderman Rummel addressed the City Council on observations she had following the March 12 public forum held by the Village of Glenview on the proposed third track issue along the Milwaukee District North Line. She noted that the Village and its residents seemed to be more aligned on the issue than in Lake Forest, despite the many past actions of Lake Forest City Councils. Upon her recommendation, the City Council approved a motion to direct staff to draft a resolution for City Council consideration at tonight's meeting. The proposed resolution would restate all the past actions of Lake Forest City Council's and reaffirm the community's concern with the public health, safety and welfare arising from the proposed improvements set forth in the draft EA issued in October, 2016. The resolution should also reaffirm the call by the affected communities as well as our congressional leaders to have the FRA require a full EIS be conducted as part of the NEPA process.

BUDGET/FISCAL IMPACT: N/A

Attached beginning on **page 128** is a draft resolution for City Council consideration.

COUNCIL ACTION: Consideration of a Resolution Restating and Reaffirming the City's Opposition to the Chicago-Milwaukee Intercity Passenger Rail Corridor Proposal and Reaffirmation of the City's Request for an Environmental Impact Statement

2. Consideration of a Resolution Directing and Initiating an Update to the City's Comprehensive Plan. (Approve by Motion)

*PREPARED BY: Catherine Czerniak, Director of Community Development
(810-3504)*

PURPOSE AND ACTION REQUESTED: The Council is asked to approve a Resolution to initiate an overall review and update of the City's Comprehensive Plan. The Plan was last re-adopted in 1998, several limited amendments have been made to the Comprehensive Plan since that time.

The proposed update will continue the City's long tradition of careful planning, provide guidance on development related matters, and will position the City well for the future.

BACKGROUND AND DISCUSSION: The Comprehensive Plan is the guiding document for the City with respect to land use and development and looks forward 20 years in an effort to establish a framework for important community decisions. Land use patterns are fundamental to decisions about how services are delivered, infrastructure, parks and public facilities. In addition, a strong and forward thinking Comprehensive Plan supports the vitality of business districts, provides opportunities for a mix of housing types, recognizes local institutions and not for profit entities as important components of the community's fabric, protects property values, and serves to preserve the community's distinctive character and quality of life. The Comprehensive Plan is intended to assure that decisions are based on careful deliberation, factual data and focused on the long term, rather than on short term trends.

In accordance with the City Code, the Plan Commission is charged with conducting public hearings and forwarding recommendations to the City Council in the form of a draft Comprehensive Plan update. As planned, the update process will offer numerous opportunities for public input and involvement through workshops, small group discussions and public forums even before formal public hearings before the Plan Commission get underway. Residents, business owners, commercial property owners, representatives of local institutions, subject matter experts and other interested parties will be invited to participate in the process. Regular updates on the progress of the update will be provided to the City Council.

The attached Resolution directs City staff to initiate the Comprehensive Plan update and directs the Plan Commission to conduct public hearings on proposed amendments as they are drafted, and forward recommendations to the Council, all in accordance with the City Code. The Resolution is included in the Council packet beginning on **page 131**.

BUDGET/FISCAL IMPACT: Funding to support the Comprehensive Plan update is included in the current budget and in the proposed budget for the upcoming year for a total of \$75,000. The funding would support a phased update process over an 18 to 24 month period. Contracts for any consultants engaged to support the update process will be brought before the City Council for review and approval.

COUNCIL ACTION: Approve a motion in support of a Resolution directing City staff and the Plan Commission to undertake an update to the Comprehensive Plan

8. ADDITIONAL ITEMS FOR COUNCIL DISCUSSION

9. ADJOURNMENT

Office of the City Manager

March 28, 2018

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 Robert R. Kiely, Jr., at (847) 234-2600 promptly to allow the City to make reasonable accommodations for those persons.



The City of Lake Forest
CITY COUNCIL
Proceedings of the Monday, March 19, 2018
City Council Meeting - City Council Chambers

Motion to Appoint Alderman Tack as Acting Mayor

The City Clerk called for a motion to appoint Alderman Tack as Acting Mayor. Alderman Beidler made a motion to appoint Alderman Tack as Acting Mayor, seconded by Alderman Moreno. Motion carried unanimously by voice vote.

CALL TO ORDER AND ROLL CALL: Acting Mayor Tack called the meeting to order at 6:34pm, and the City Clerk, Margaret Boyer called the roll of Council members.

Present: Alderman Beidler, Alderman Morris, Alderman Rummel, Alderman Tack, Alderman Moreno and Alderman Buschmann.

Absent: Honorable Mayor Lansing, Alderman Newman and Alderman Reisenberg.

Also present were: Robert Kiely, Jr., City Manager; Victor Filippini, City Attorney; Catherine Czerniak, Director of Community Development; Elizabeth Holleb, Director of Finance; Michael Thomas, Director of Public Works; Pete Siebert, Fire Chief; Sally Swarthout, Director of Parks & Recreation; Manager; Karl Walldorf, Chief of Police; DeSha Kalmar, Director of Human Resources; Mike Strong, Assistant to the City Manager, along with other members of City Staff.

There were approximately 15 persons present in the Council Chamber.

CALL TO ORDER AND ROLL CALL 6:34pm

PLEDGE OF ALLEGIANCE was recited by all those present in the Chamber.

REPORTS OF CITY OFFICERS

COMMENTS BY MAYOR

Acting Mayor Tack stated in order to ensure completion of all City business, item #4, OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL ON NON-AGENDA ITEMS will be deferred to after item #7, NEW BUSINESS.

**A. Announcement of the Eighth Recipient of The Lawrence R. Temple
Distinguished Public Service Award
-George A. Pandaleon**

Acting Mayor Tack introduced former Mayor and Chairman of the Public Service Award Committee, Jim Cowhey. Chairman Cowhey gave a brief background on the award and announced that George Pandaleon had been chosen as the eighth recipient. He then read the Lawrence R. Temple Distinguished Public Service Award and presented it to George Pandaleon.

Mr. Pandaleon remarked that he was honored to be given this award and to serve The City of Lake Forest. He thanked his wife Peggy for all her support during his years of service and encouraged people to get involved in their community.

COMMENTS BY CITY MANAGER

A. Vehicle Sticker/Parking Permit/Animal License Renewals
-Elizabeth Holleb, Finance Director

Finance Director Elizabeth Holleb reported that the City will be working with a new vendor for vehicle stickers, parking permits and animal license renewals. The new vendor will save the City a projected \$46,000 per year. She reported that it is anticipated that applications will be mailed and the online system will be available the week of March 19. Vehicle stickers are to be displayed by May 1, 2018. Ms. Holleb showed how to access the system via the home page on the City's website. Residents can call the dedicated number if they have any questions 847-810-3631. The City Council had discussion on the anticipated mail date and any grace period for displaying the stickers.

B. Police Advanced Resources
-Karl Walldorf, Chief of Police

Chief of Police Karl Walldorf gave a presentation and a detailed overview of over a dozen advanced resources that the Lake Forest Police Department has via intergovernmental agreements. The City Council had discussion on the functions of different agencies, manpower and applauded the Police Department for efforts made through the intergovernmental agreements.

COMMENTS BY CITY COUNCIL MEMBERS

Acting Mayor Tack introduced Ramesh Kanapareddy, Director of Public Works, Highland Park

PUBLIC WORKS COMMITTEE

1. Army Corps Of Engineer Study Follow up and Future Inter-Governmental Agreement
-Ramesh Kanapareddy, Director of Public Works, Highland Park

**BACKGROUND INFORMATION: Planning Assistance Study -
North Branch of Chicago River – Middle Fork and Skokie Rivers**

Mr. Kanapareddy reported that the purpose of this study is to evaluate the watersheds of the Middle Fork and Skokie River (East Fork) of the North Branch of the Chicago River. This study will evaluate economic damages in order to provide a better understanding of the problem and determine the potential for future flood risk management efforts. He stated that communities in both Lake and Cook Counties, along with Illinois Department of Natural Resources, Lake County SMC and the affected drainage districts are partnering with The US Army Corps of Engineers with the goal of completing a comprehensive regional study to identify opportunities to mitigate flooding.

The City Council had discussion on flood plains, models and assumptions. Mr. Kanapareddy reported that the IDNR will be providing more recent data related to rainfall that can be incorporated in the model.

COUNCIL ACTION: For information only

Acting Mayor Tack introduced Dan Martin, Superintendent of Public Works.

2. Award of Bid for a Pre-Owned Horizontal Directional Boring Machine for the Streets Section Gas Light LED Conversion Program Included in the FY2019 Capital Improvement Budget.

Mr. Martin reported that the Public Works Committee approved the Horizontal Directional Boring machine for the Streets Section to be used for replacing 431 street lights. The directional boring machine is a key piece of equipment to enable the Streets Section's workforce to install the electrical infrastructure necessary to convert the gas lights to LED lighting. The City sent out 70 bids nationwide and received 2 bids in return. The lowest bidder sold the machine without explanation and it is now staff's updated recommendation is to request City Council approve the lowest responsive and responsible bidder, Vermeer Midwest. Vermeer has agreed to hold the machine until May 1 as part of the FY19 Budget.

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

COUNCIL ACTION: Award of bid to the lowest responsive and responsible bidder, Vermeer Midwest, for a pre-owned horizontal directional boring machine in the amount of \$65,000.

Alderman Reisenberg made a motion to award of bid to the lowest responsive and responsible bidder, Vermeer Midwest, for a pre-owned horizontal directional boring machine in the amount of \$65,000, seconded by Alderman Beidler. The following voted "Aye": Aldermen Beidler, Morris, Rummel, Tack, Moreno and Buschmann. The following voted "Nay": None. 6- Ayes, 0 Nays, motion carried.

OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL ON NON-AGENDA ITEMS

This item was moved following item #7.

The following persons offered their opinions to the City Council:

David Mattoon, 1547 N Sheridan Road, Lake Forest

Tom Sarsfield, Lake Forest

JoAnn Desmond, 1681 Yale Ct, Lake Forest

ITEMS FOR OMNIBUS VOTE CONSIDERATION

1. **Approval of the February 20, 2018 City Council Meeting Minutes**
2. **Approval of the Check Register for Period of January 27 – March 9, 2018**
3. **Approval of Funding for a Comprehensive Parks and Facilities Master Plan Project Jointly with the Friends of Lake Forest Parks & Recreation Foundation**
4. **Approval of Change in terms for Vehicle, Pet and Parking Licenses/Permits Contract**
5. **Request City Council Approval to Waive the Bid Process and Award a Contract for the Water Plant Intake Cleaning Project Included in the FY2018 Capital Improvement Budget.**
6. **Award of Bid for the Replacement of a ½-Ton Pick-Up Truck for the Water & Sewer Section Included in the F.Y. 2019 Capital Equipment Budget**
7. **Award of Bid for the Replacement of a ¾-Ton Pick-Up Truck for the Parks Section Included in the F.Y. 2019 Capital Equipment Budget**
8. **Award of Bid for the Replacement of a 5-Yard Dump Truck for the Streets Section Included in the F.Y. 2019 Capital Equipment Budget**

9. **Award of Bid for the Replacement of a ½-Ton Special Service Pick-Up Truck for the Police Department Included in the F.Y. 2019 Capital Equipment Budget**
10. **Request Approval to Participate in Lake County's Rock Salt Bid to Purchase Salt for Winter 2018/2019**
11. **Request for City Council Approval of an Agreement to Provide Engineering Design for the portion of the Waukegan Road Sidewalk Replacement project between Rt. 176 and Middlefork Drive**
12. **Approval of a Resolution Accepting Sanitary Sewer Easement Agreements Related to the Winwood Drive Sanitary Sewer Improvement Project**
13. **Consideration of an Ordinance Approving a Recommendation from the Historic Preservation Commission. (First Reading and if Desired by the City Council, Final Approval)**
14. **Consideration of a Recommendation from the Plan Commission in Support of a Plat of Condominium for a building under construction at 723 and 727 McKinley Road. (Approval by Motion)**

COUNCIL ACTION: Approval of the fourteen (14) Omnibus items as presented

Acting Mayor Tack asked members of the Council if they would like to remove any item or take it separately. Seeing none, Acting Mayor Tack asked for a motion to approve the fourteen (14) Omnibus items as presented.

Alderman Morris made a motion to approve the fourteen (14) Omnibus items as presented, seconded by Alderman Moreno. The following voted "Aye": Aldermen Beidler, Morris, Rummel, Tack, Moreno and Buschmann. The following voted "Nay": None. 6- Ayes, 0 Nays, motion carried.

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

ORDINANCES

NEW BUSINESS

Acting Mayor Tack read the item.

1. **Consideration of proposed amendments to the approved January 16, 2018 City Council Minutes**

Alderman Buschmann stated that he is recalling his motion to amend the minutes with the understanding that the Councils' minutes will be part of a broader topic discussion at a future City Council meeting.

COUNCIL ACTION: If determined to be appropriate by the City Council, consider and approve amendments to the previously approved January 16, 2018 City Council minutes

The motion was withdrawn.

ADDITIONAL ITEMS FOR COUNCIL DISCUSSION
--

Alderman Rummel reported on a meeting she had with the City Manager and the Director of HR related to the current policy on the whistle blower and travel expense policy, and that discussion will take place at a future City Council meeting. She stated that the Council's conflict of interest policy will come up at its April 2 meeting.

Alderman Rummel also reported on a meeting held in Glenview on March 19, 2018 on the subject of opposition to the third track. Alderman Rummel reviewed the conclusions and thanked other Alderman and staff who were in attendance. A demonstration of where to find all information relating to the third track on the City of Lake Forest website was reviewed. She shared her concerns about the issue, and recapped a discussion that she had with the City Manager and Communications Manager on how the City can affirm itself in opposition of the third track. Alderman Rummel reviewed the City Council's actions to date and made a motion to direct staff to draft a Resolution restating and reaffirming the City's concerns regarding the Chicago-Milwaukee Intercity Passenger Rail Corridor Draft Environmental Assessment. Alderman Rummel welcomed additional thoughts and comments.

Alderman Rummel made a motion to direct staff to draft a resolution restating and reaffirming the City's concerns regarding the Chicago-Milwaukee Intercity Passenger Rail Corridor Draft Environmental Assessment, seconded by Alderman Beidler. Motion carried unanimously by voice vote.

The City Council had additional discussion, agreeing that the City should continue to voice its concerns.

ADJOURNMENT

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

PROCLAMATION

WHEREAS, Arbor Day will be officially observed in the State of Illinois on Friday, April 27, 2018, by proclamation of the Governor and the planting of trees on Arbor Day is a traditional activity throughout the State and The City of Lake Forest, and

WHEREAS, Lake Forest, with its environment of natural areas, is particularly dedicated to the observance of this day and has consistency throughout its history enacted ordinances to preserve its trees and other natural assets, and

WHEREAS, citizen groups, garden clubs, and private and public institutions have actively supported preservation efforts and the renewal of natural areas through tree planting and landscape projects, and

WHEREAS, the celebration of Arbor Day 2018 in Lake Forest will include the distribution of Oak seedlings to students in public and private elementary schools, and Arbor Day 2018 will be celebrated throughout the day in programs at schools and other locations; and at Triangle Park (located at the intersection of Deerpath Rd & Washington Rd), on Friday, April 27th at 10:00 a.m., where the City's official Arbor Day tree, one American Linden, will be planted, and

WHEREAS, trees in our City, wherever they are planted, increase property values, enhance our business and residential areas, beautify our community, and are a source of joy to gladden the hearts and promote the environmental well-being of present and future generations, and

WHEREAS, The City of Lake Forest has been recognized as Tree City USA for thirty-eight consecutive years by the National Arbor Day Foundation,

NOW, THEREFORE, I, Robert Lansing, Mayor of The City of Lake Forest, do hereby proclaim Friday, April 27, 2018, as ARBOR DAY in The City of Lake Forest, and I urge all citizens to support efforts to protect our trees and woodlands, to support our City's forestry program, to plant trees on this day, and to join in the celebration ceremonies.

IN WITNESS HEREOF, I have hereunder set my hand and have had the Seal of The City of Lake Forest affixed this 2nd day of April, 2018.

Robert T.E. Lansing, Mayor

AN ORDINANCE

ABATING THE TOTAL TAX BEING LEVIED IN 2017
FOR THE ANNUAL PAYMENT OF THE PRINCIPAL AND INTEREST
ON THE GENERAL OBLIGATION BONDS, SERIES 2017 BOND ISSUE

WHEREAS, the City Council of The City of Lake Forest, Lake County, Illinois, did on the 15th day of May 2017, authorize the issuance of General Obligation Bonds, Series 2017 in the amount of \$9,295,000 for the purpose of financing capital improvements and provided for the levy and collection of a direct annual tax for the payment of the principal and interest of said bonds; and

WHEREAS, the City has funds in the General Obligation Bonds, Series 2017 Bond Fund from sufficient revenues collected from the City owned waterworks and sewerage system; and

WHEREAS, The City of Lake Forest has on hand, sufficient funds to pay the total tax levied for the annual payment of the principal and interest on the General Obligation Bonds, Series 2017 due in fiscal year commencing May 1, 2018, therefore the total levy of the tax provided in the original bond ordinance passed May 15, 2017, a copy of which was filed in the Office of the County Clerk is unnecessary;

NOW, THEREFORE, BE IT ENACTED by the City Council of The City of Lake Forest as follows:

SECTION 1: That the County Clerk of Lake County, Illinois, is hereby authorized and directed to abate the total 2017 Tax Levy of \$271,152.50 hitherto provided for and levied in the ordinance providing for the issuance of \$9,295,000 General Obligation Bonds, Series 2017 of The City of Lake Forest, Lake County, Illinois passed May 15, 2017.

SECTION 2: That this ordinance shall be in full force and effect from and after its approval and publication as required by law.

PASSED THIS _____ day of _____, 2018

City Clerk

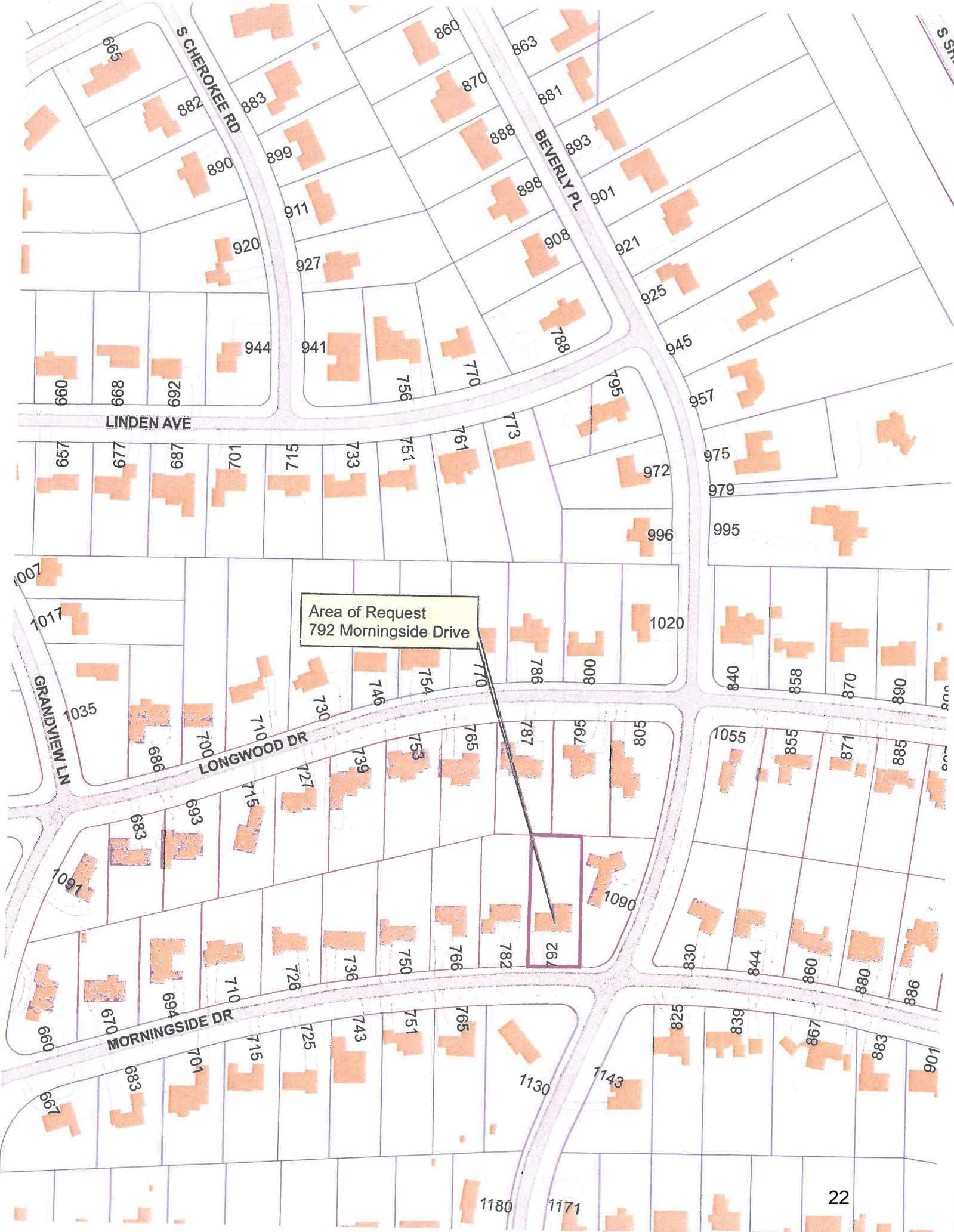
APPROVED THIS _____ day of _____, 2018

Mayor

ATTEST:

City Clerk

2017



Area of Request
792 Morningside Drive

THE CITY OF LAKE FOREST

ORDINANCE NO. 2018- ____

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 792 MORNINGSIDE DRIVE

WHEREAS, LK Homes, LLC (Lori Glattly and Ken Hite) ("**Owners**") are the owners of that certain real property commonly known as 792 Morningside Drive, 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 demolish the existing residence and construct a replacement residence, attached garage and make other site improvements ("**Improvements**") as depicted on the site plan 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 public hearings held on February 7, 2018 and March 7, 2018; 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 demolition of the existing structure 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 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 60 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 _____, 2018.

AYES: ()

NAYS: ()

ABSENT: ()

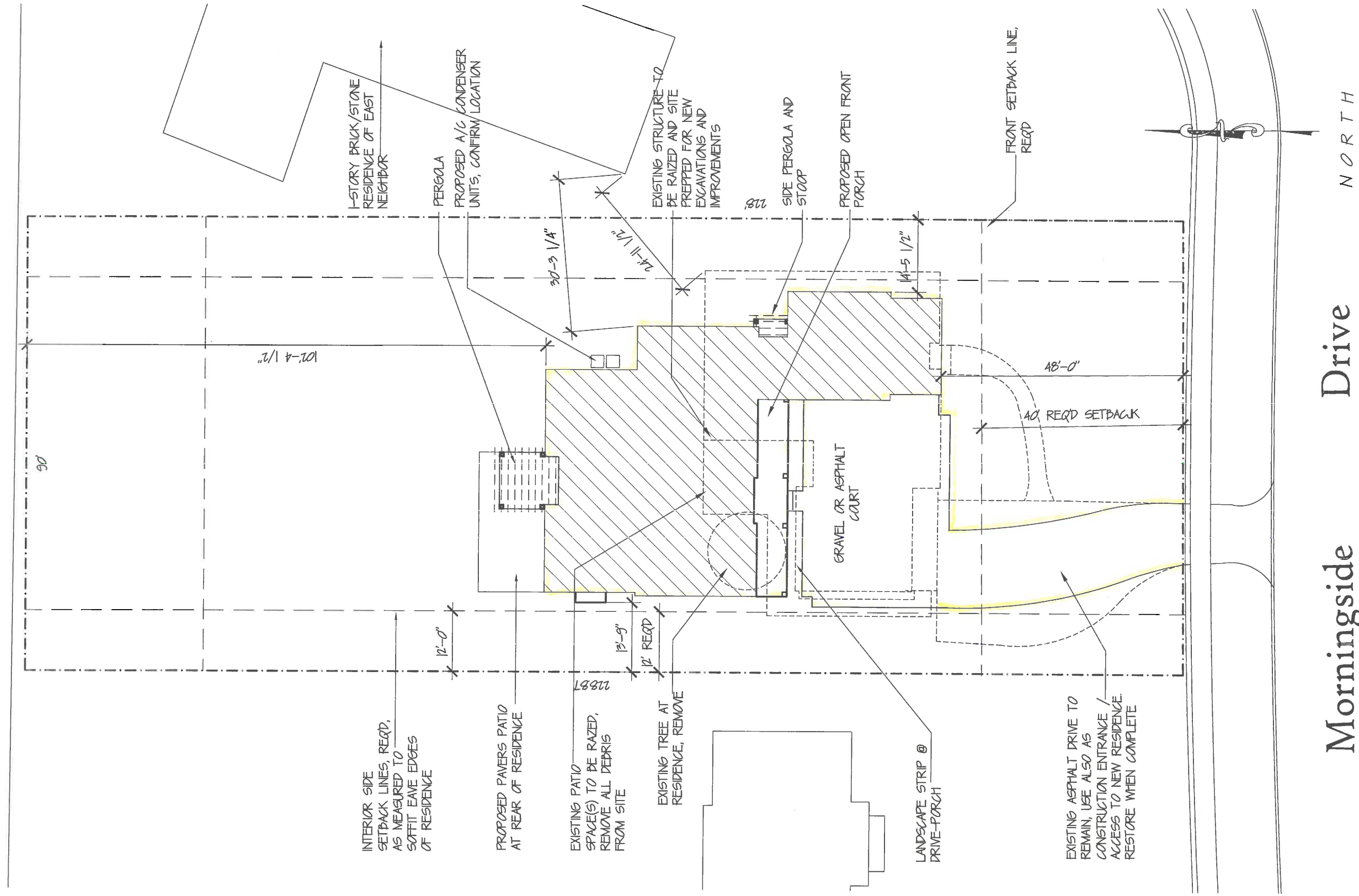
ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2018.

Mayor

ATTEST:

City Clerk



A

SITE PLAN - PROPOSED

1" = 20'

NOTE: SITE-RELATED EXISTING CONDITIONS SHOWN ABOVE EXCEPTED FROM
 'PLAT OF SURVEY' BY JAMES ANDERSON COMPANY, INC.

The Plans



Morningside - Front Elevation

A. Lyons
2.15.28
(proposed)

The Plans



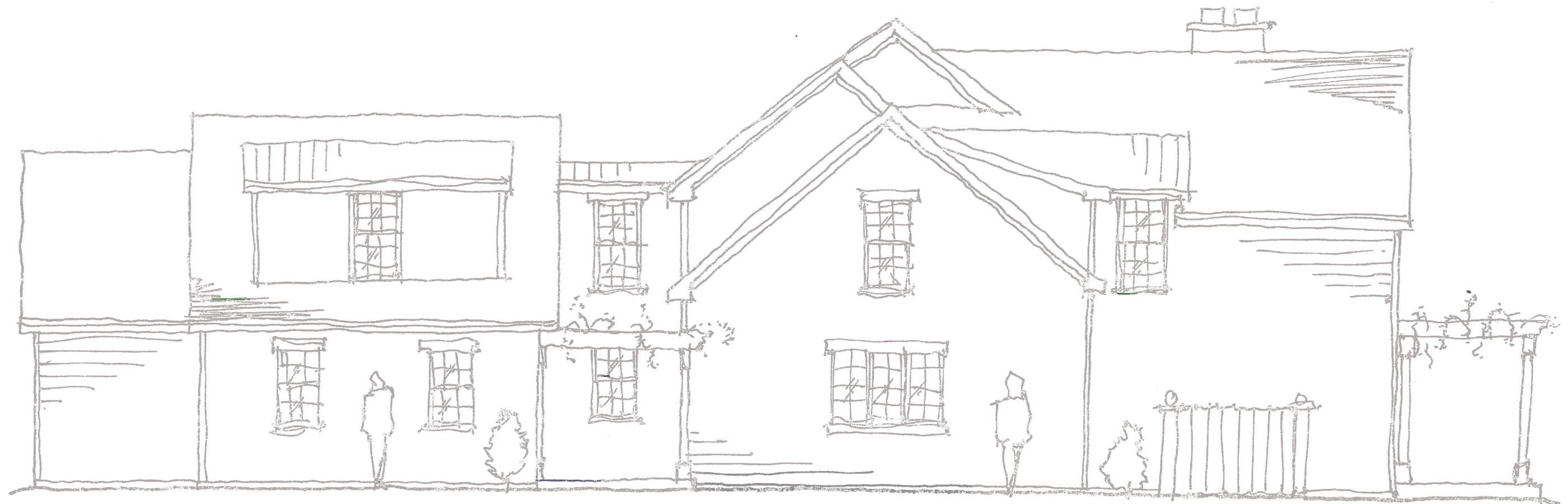
WEST ELEVATION

Allyson
2.17.2018
prepaid

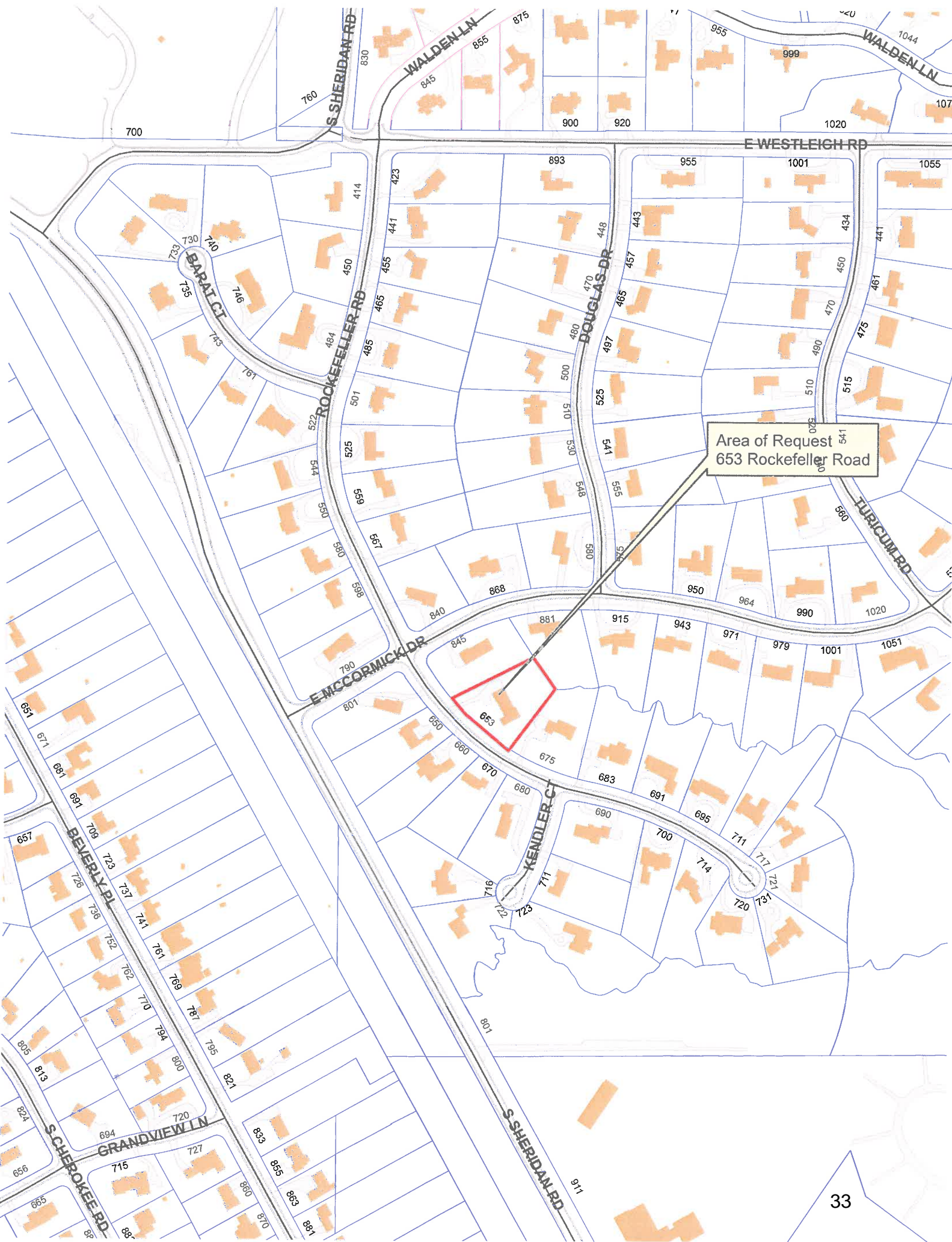
The Plans



The Plans



A. Lyons
2.24.18
(Final)



Area of Request
653 Rockefeller Road

THE CITY OF LAKE FOREST

ORDINANCE NO. 2018-__

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN
REVIEW AND GRANTING A FLOOR AREA EXCEPTION FOR
THE PROPERTY LOCATED AT 653 ROCKEFELLER ROAD

WHEREAS, Michael and Ninette Caruso ("**Owners**") are the owners of that certain real property commonly known as 653 Rockefeller Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-3, Single Family Residence District; and

WHEREAS, the Owners desire to construct improvements, including a second story addition ("**Improvements**") as depicted on the site plan 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, the Improvements as depicted on the Plans would exceed the maximum floor area allowances as set forth in Section 150.148 (C) of the City Code, which apply to new construction on, or additions and alterations to existing construction on, residential property; and

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on March 7, 2018; 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-3 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(C) of the City Code,
4. the Improvements are consistent with the design standards in Section 150.147 of the City Code,
5. mature trees and other vegetation on the Property effectively mitigate the appearance of excessive height and mass of the structure 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,
6. the Improvements are sited in a manner that minimizes the appearance of mass from the streetscape. In addition, the proposed Improvements will not have a significant negative impact on the light to and views from neighboring homes,
7. the height and mass of the Improvements will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision,
8. 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' 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 and exception to the maximum allowable floor area, 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: 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 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: Maximum Floor Area Exception Granted. Pursuant to Section 150.148 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 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 and other structures on the Property to have a maximum square footage not to exceed 5,379 square feet.

SECTION FOUR: Conditions on Approval. The approval granted pursuant to Sections Two and Three of this Ordinance shall be, and are 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. 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 Board's deliberations as reflected on Exhibit C, Notice of Action – Board Recommendation, attached hereto.

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 Owners have not (i) executed and (ii) thereafter filed with the City Clerk, within 60 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit C and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS __ DAY OF _____, 2018.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2018.

Mayor

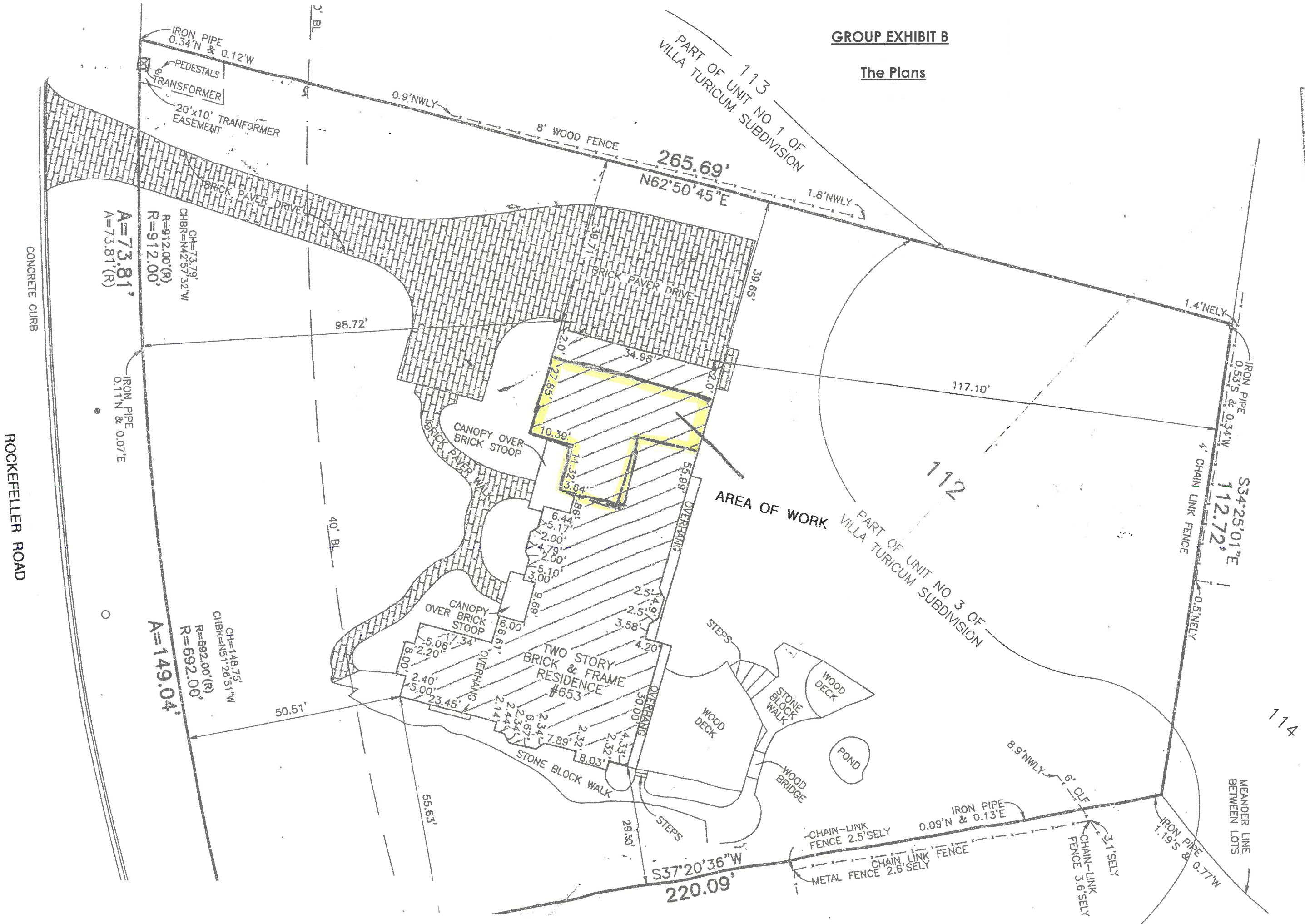
ATTEST:

City Clerk

GROUP EXHIBIT B

The Plans

RECEIVED
SEP 20 2016
BY



THIS ROOF AREA
IS ONLY PROPOSED
EXTERIOR CHANGE



FEB 12 2000

The Plans



FEB 12 2013

GROUP EXHIBIT B

The Plans

NORTH/SOUTH (SIDE) ELEVATIONS - EXISTING AND PROPOSED

THERE ARE NO PROPOSED CHANGES TO THIS ELEVATION



EXISTING SOUTH ELEVATION

SCALE 1/8" = 1'-0"

THERE ARE NO PROPOSED CHANGES TO THIS ELEVATION



PROPOSED SOUTH ELEVATION

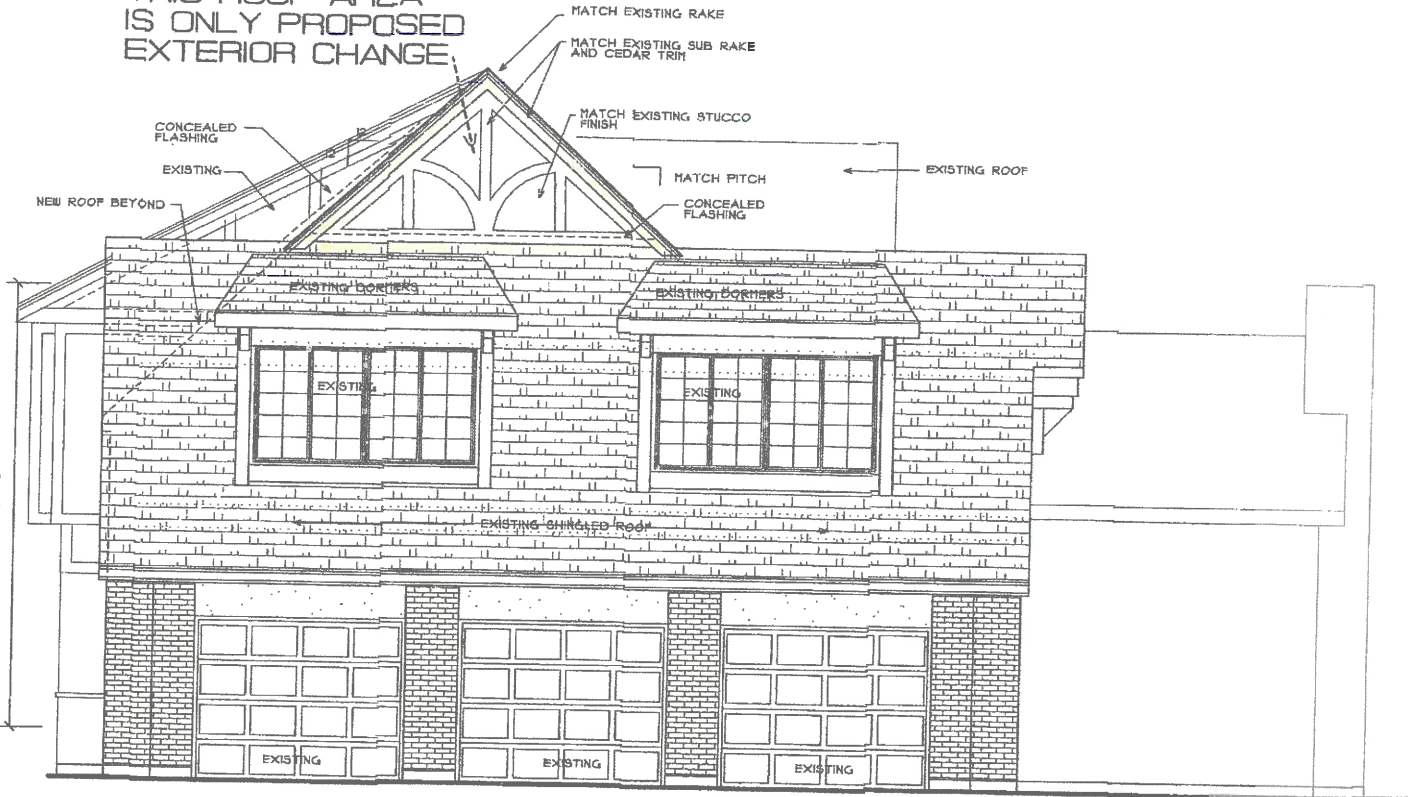
SCALE 1/8" = 1'-0"



EXISTING NORTH ELEVATION

SCALE 1/8" = 1'-0"

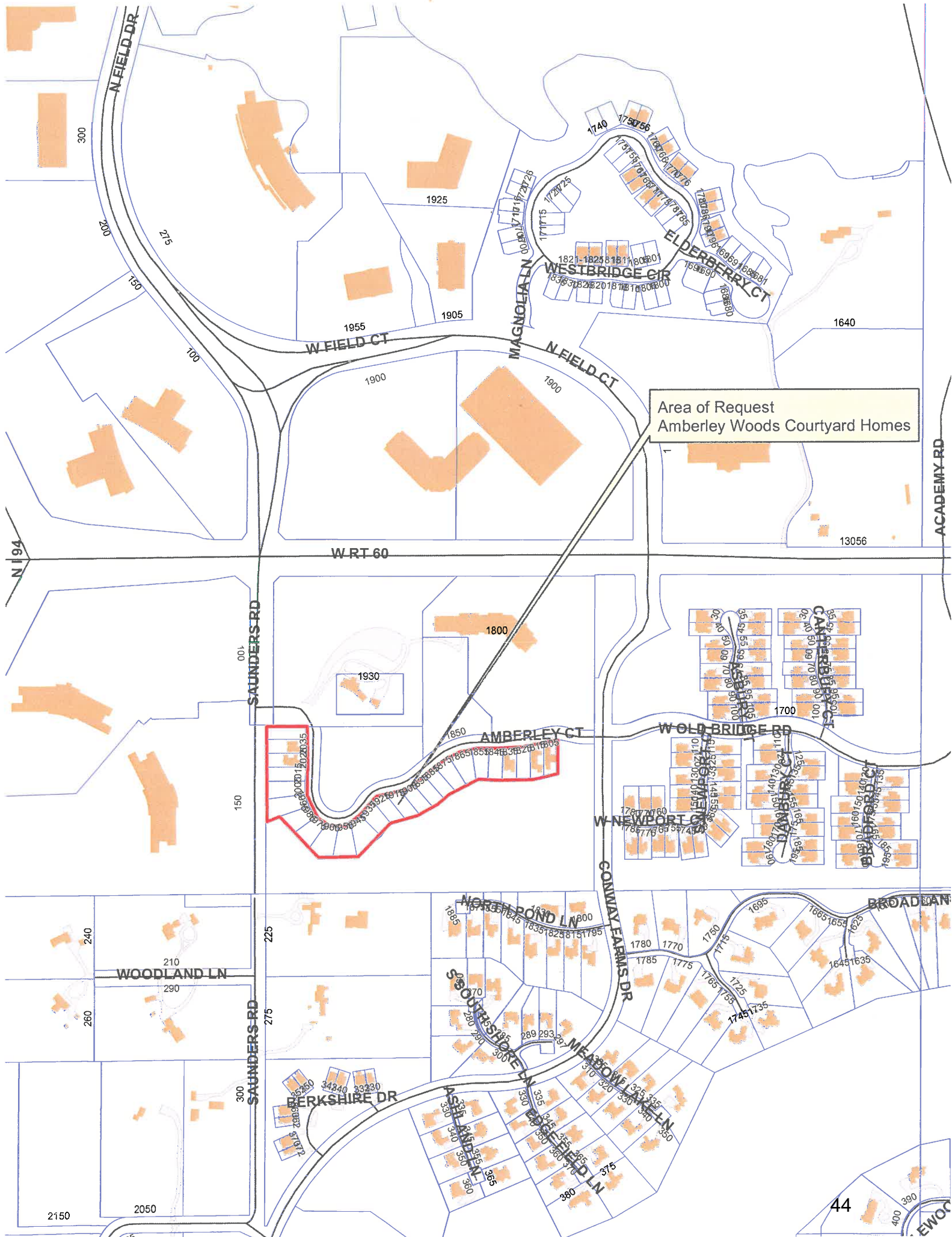
THIS ROOF AREA IS ONLY PROPOSED EXTERIOR CHANGE



PROPOSED NORTH ELEVATION

SCALE 1/8" = 1'-0"

FEB 12 2010



Area of Request
Amberley Woods Courtyard Homes

THE CITY OF LAKE FOREST

ORDINANCE NO. 2018- ____

AN ORDINANCE APPROVING MODIFICATIONS TO ARCHITECTURAL DESIGNS FOR
THE AMBERLEY WOODS COURTYARD HOMES

WHEREAS, K Hovnanian at Amberley Woods LLC ("**Owner**") is the owner of that certain real property commonly known as Amberley Woods Courtyard Homes, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the TD, Traditional Zoning District; and

WHEREAS, the Amberley Woods development was originally approved by the City Council on April 20, 2006 consistent with the requirements of the TD Zoning District; and

WHEREAS, the Owner desires to update the massing, architectural detailing and exterior materials ("**Improvements**") as depicted on the 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 revised 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 March 7, 2018; 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 TD, Traditional District under the City Code,
2. Owner proposes to construct the Improvements as depicted on the Revised 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 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 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 60 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 _____, 2018.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2018.

Mayor

ATTEST:

City Clerk

The Plans



FRONT ELEVATION



REAR ELEVATION

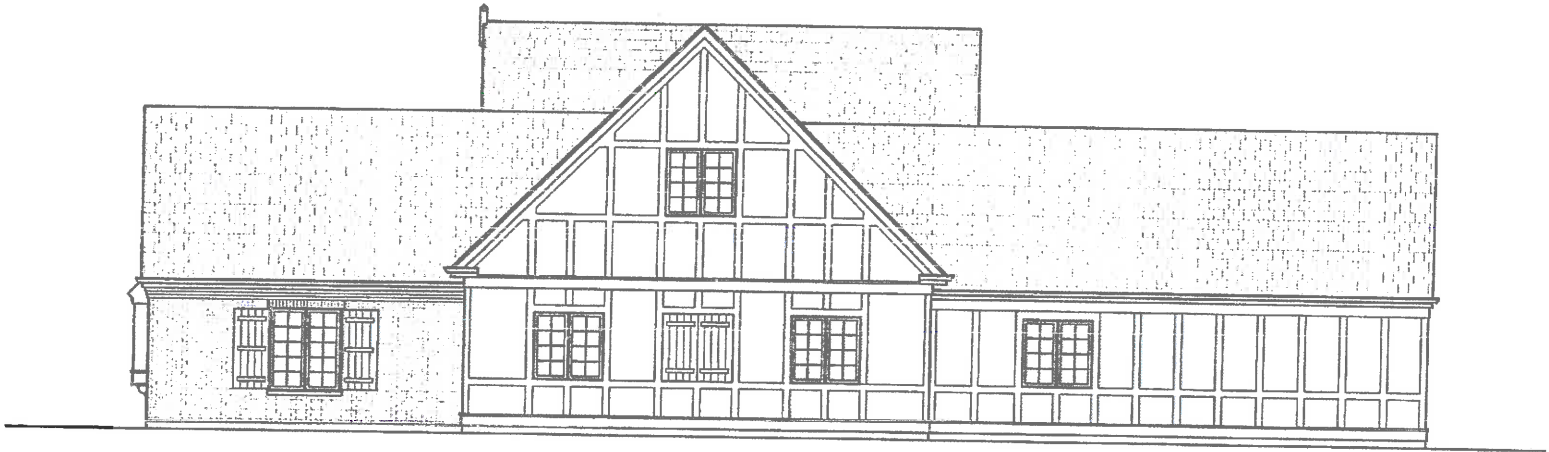
THE CLOVELLY MODEL

RM
SWANSON
ARCHITECTS
P.O. BOX 101
1000 SWANSON DRIVE
PO BOX 101
PO BOX 101
February 22, 2017
COPYRIGHT © 2017 BY R.M. SWANSON ARCHITECTS

The Plans



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

THE CLOVELLY MODEL

AMBERLEY WOODS, LAKE FOREST, ILLINOIS

RM
SWANSON
ARCHITECTS
PROFESSIONAL ARCHITECTS
1100 N. RANDOLPH ST.
LAKE FOREST, ILLINOIS 60045
TEL: 847.454.8800
FEBRUARY 22, 2017
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The Plans



FRONT ELEVATION



REAR ELEVATION

THE CLOVELLY MODEL

AMBERLEY WOODS, LAKE FOREST, ILLINOIS

RM
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ARCHITECTS
100 SWANSON RD.
LAKE FOREST, IL 60045
TEL: 847.464.4400
FEBRUARY 22, 2017
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The Plans



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

THE CLOVELLY MODEL

AMBERLEY WOODS, LAKE FOREST, ILLINOIS

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SWANSON
ARCHITECTS

1100 N. RANDOLPH ST.
LAKE FOREST, ILLINOIS 60045
TEL: 847.455.4400
FAX: 847.455.4400

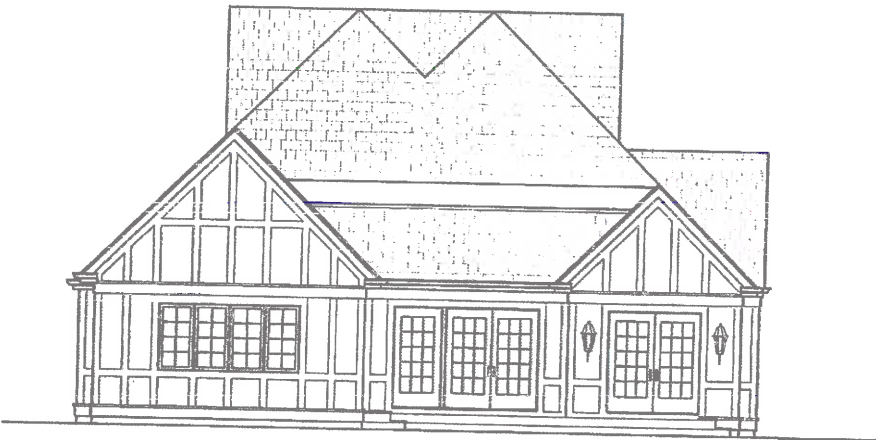
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The Plans



FRONT ELEVATION



REAR ELEVATION

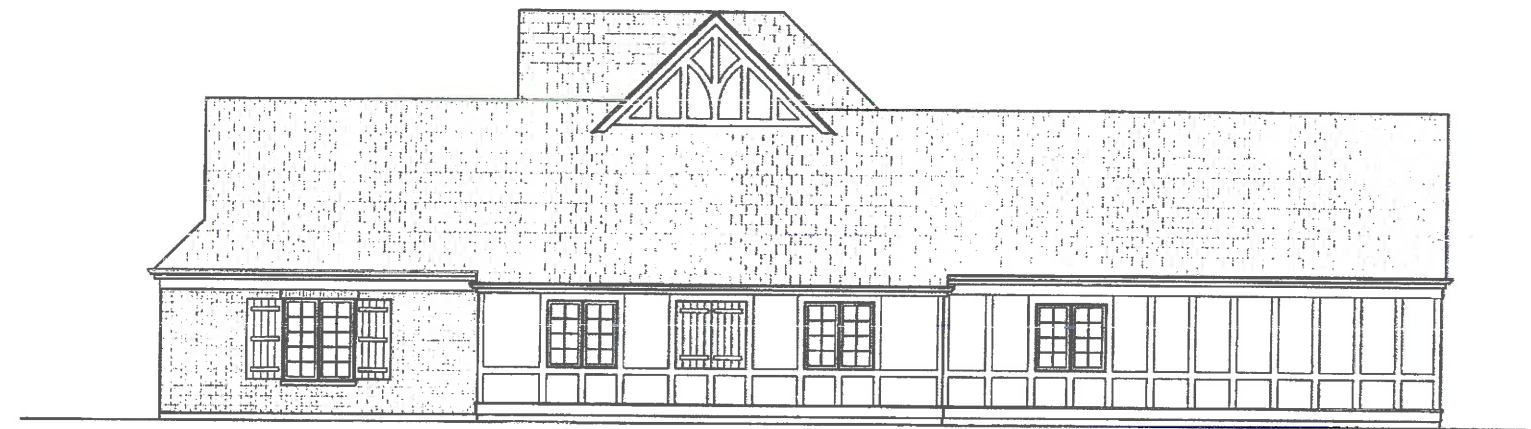
THE CLOVELLY MODEL
AMBERLEY WOODS, LAKE FOREST, ILLINOIS

324
SWANSON
ARCHITECTS
1100 N. WILSON AVENUE
LAKE FOREST, ILLINOIS 60045
TEL: 847.460.8888
FEBRUARY 22, 2017
DESIGNED BY SWANSON ARCHITECTS

The Plans



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

THE CLOVELLY MODEL

AMBERLEY WOODS, LAKE FOREST, ILLINOIS

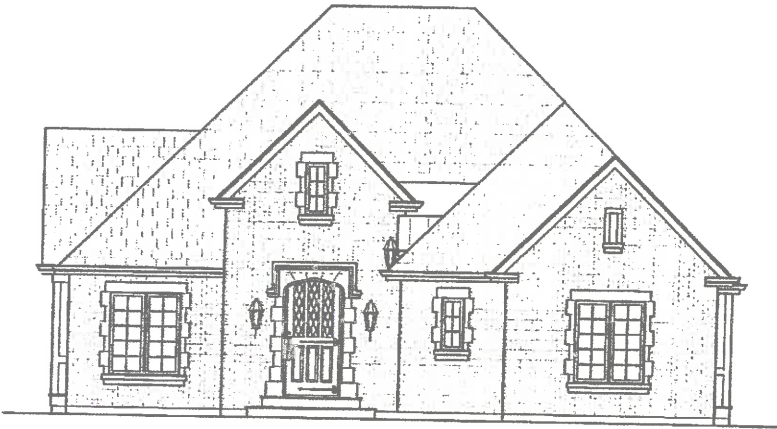
RM
SWANSON
ARCHITECTS

1000 N. RANDOLPH ST.
SCHAUMBURG, IL 60196
TEL: 815.355.1000
WWW.SWANSONARCH.COM

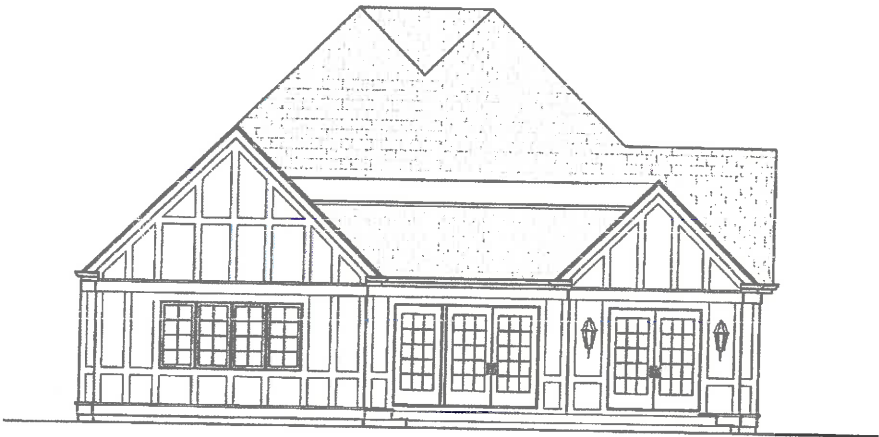
February 22, 2017

COURTESY OF CITY OF ARL, BROWARD COUNTY, FLORIDA

The Plans



FRONT ELEVATION

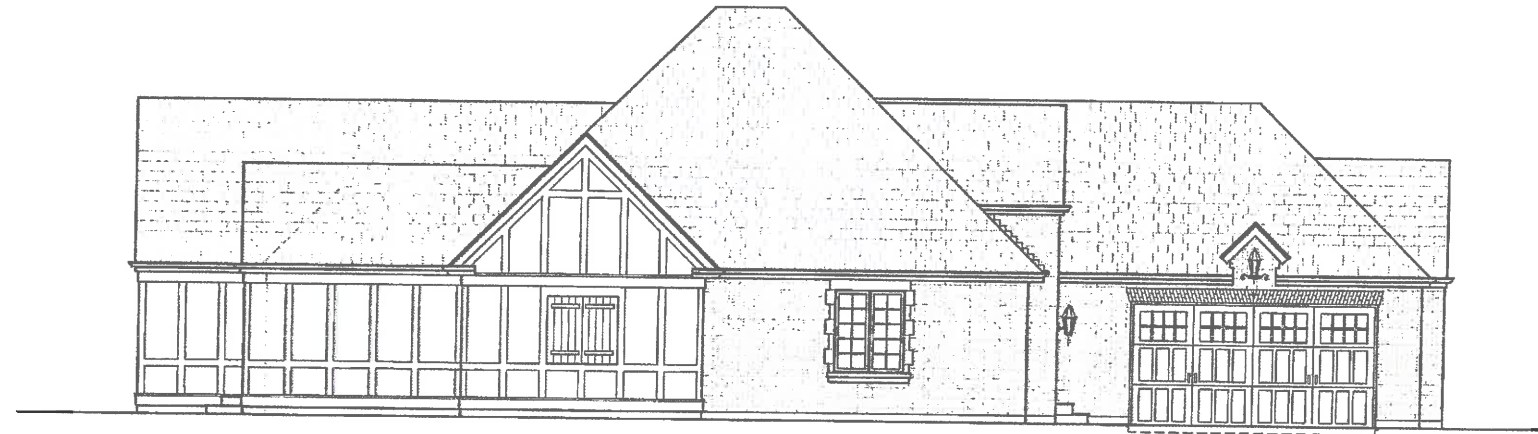


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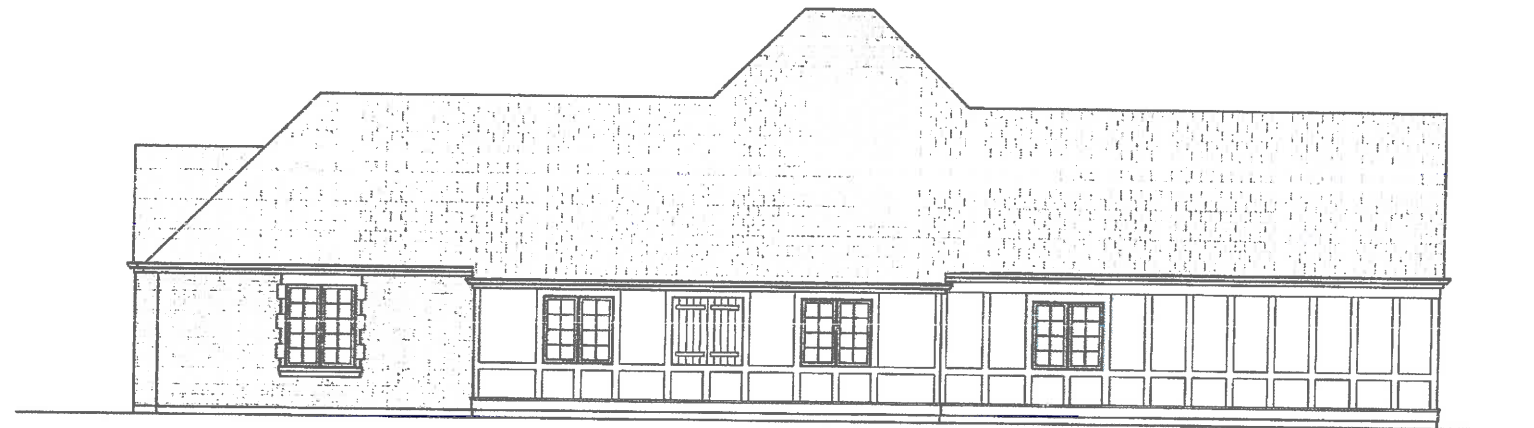
THE CLOVELLY MODEL
AMBERLEY WOODS, LAKE FOREST, ILLINOIS

RM
SWANSON
ARCHITECTS
200 WESTERN AVENUE
LAKE FOREST, ILLINOIS 60045
TEL: 847.464.0000
FAX: 847.464.0001
February 22, 2017
SHEET 01 OF 02

The Plans



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

THE CLOVELLY MODEL

AMBERLEY WOODS, LAKE FOREST, ILLINOIS

RM
SWANSON
ARCHITECTS

2700 WILSON ROAD
P.O. BOX 1000
LAKE FOREST, IL 60045

February 22, 2017

CONCEPT DESIGN BY R.M. SWANSON ARCHITECTS

The Plans



REAR ELEVATION



FRONT ELEVATION

THE WOODRIDGE MODEL "A"

AMBERLEY WOODS, LAKE FOREST, ILLINOIS

RM
SWANSON
ARCHITECTS
1110 WEST 80TH
SUE EISENBERG-KOOS
NORMAN J. SWANSON
JULIA SWANSON
February 12, 2017
APPENDIX C AND D U.S. ARCHITECTURE

The Plans



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

THE WOODRIDGE MODEL "A"

AMBERLEY WOODS, LAKE FOREST, ILLINOIS

RM
SWANSON
ARCHITECTS

PRO. SWANSON
SHE. SWANSON
ARCH. SWANSON
P.L.L.C. (S-100)

February 12, 2017

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The Plans



REAR ELEVATION



FRONT ELEVATION

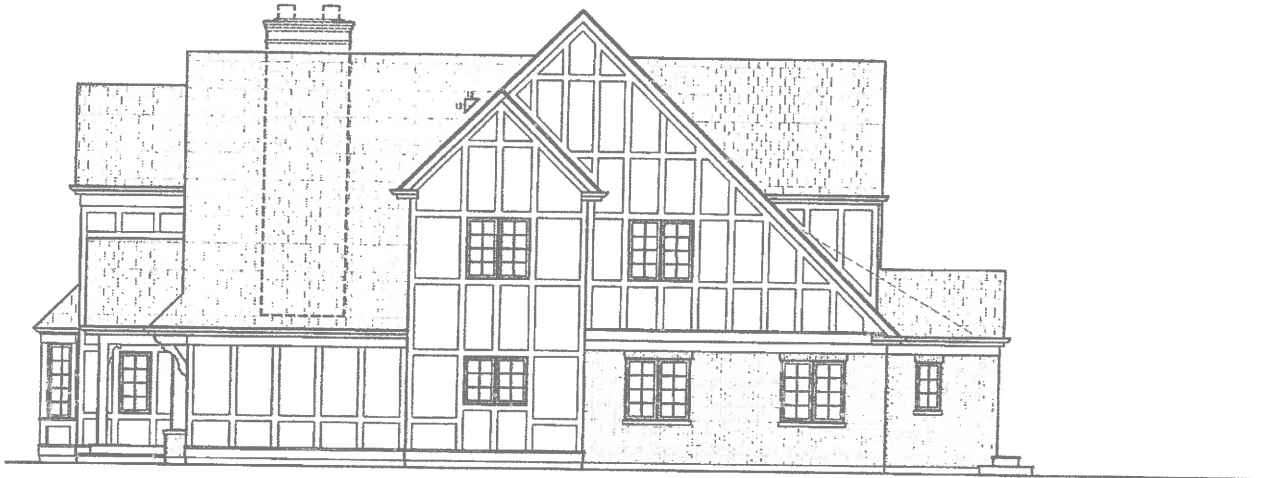
LEFT SIDE ELEVATION

THE WOODRIDGE MODEL "B"

AMBERLEY WOODS, LAKE FOREST, ILLINOIS

TM
SWANSON
ARCHITECTS
1100 WILSON ROAD
BRIARCLIFF, MISSOURI 63015
TEL: 636-585-6000
FAX: 636-585-6005
February 12, 2017
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The Plans



LEFT SIDE ELEVATION



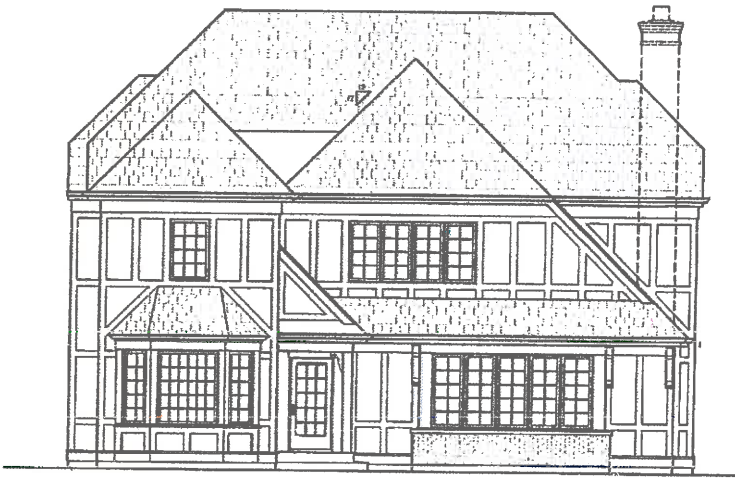
RIGHT SIDE ELEVATION

THE WOODRIDGE MODEL "B"

AMBERLEY WOODS, LAKE FOREST, ILLINOIS

RM
SWANSON
ARCHITECTS
1110 W. 11TH ST.
LAKE FOREST, IL 60045
TEL: 847.464.4000
FEBRUARY 12, 2017

The Plans



REAR ELEVATION



FRONT ELEVATION

LEFT SIDE ELEVATION

THE WOODRIDGE MODEL "C"

AMBERLEY WOODS, LAKE FOREST, ILLINOIS

RM
SWANSON
ARCHITECTS
PROVIDING QUALITY
DESIGN SERVICES
SINCE 1981
February 12, 2017

The Plans



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

THE WOODRIDGE MODEL "C"

AMBERLEY WOODS, LAKE FOREST, ILLINOIS

RM
SWANSON
ARCHITECTS
1970 WILSON ROAD
LAKE FOREST, ILLINOIS 60045
PHONE: 848-6440
FAX: 848-6444

February 12, 2017

DESIGNED BY R.M. SWANSON ARCHITECTS

GROUP EXHIBIT B

The Plans



REAR ELEVATION



FRONT ELEVATION

LEFT SIDE ELEVATION

THE WOODRIDGE MODEL "D"

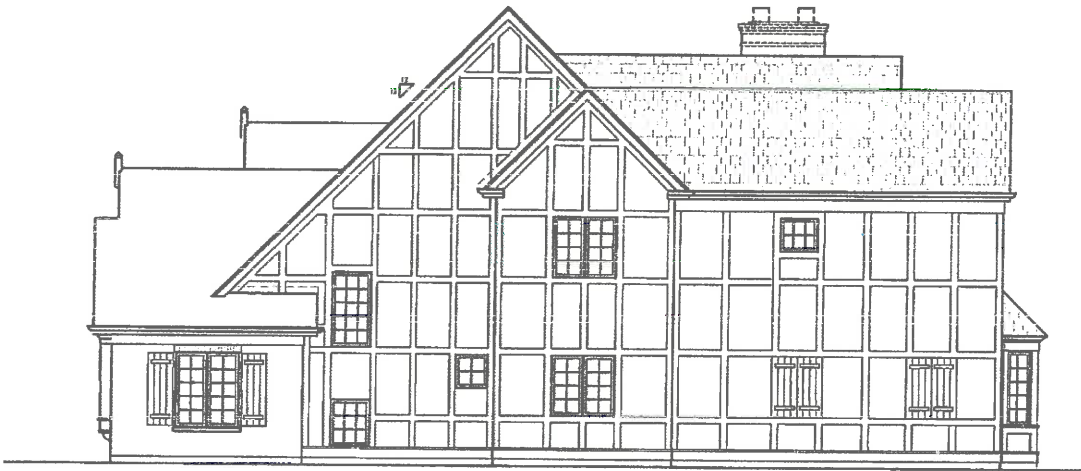
AMBERLEY WOODS, LAKE FOREST, ILLINOIS

234
SWANSON
ARCHITECTS
PRO. WINDY COVE
1801 YORK STREET, SUITE 100
NORWICH, CT 06458
TEL: 860-885-8888
FEBRUARY 12, 2017
CONCEPT & DESIGN BY A.E. SWANSON ARCHITECTS

The Plans



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

THE WOODRIDGE MODEL "D"

AMBERLEY WOODS, LAKE FOREST, ILLINOIS

RM
SWANSON
ARCHITECTS
1100 SPANGLER COURT
DEERFIELD, ILLINOIS 60015
TEL: 847.951.1000
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The Plans



REAR ELEVATION



FRONT ELEVATION

THE TRILLIUM MODEL "A"

AMBERLEY WOODS, LAKE FOREST, ILLINOIS

RM
SWANSON
ARCHITECTS

100 N. WILSON AVE.
BOSTON, MASS 02116
PHONE 617 552 1100
FAX 617 552 1101

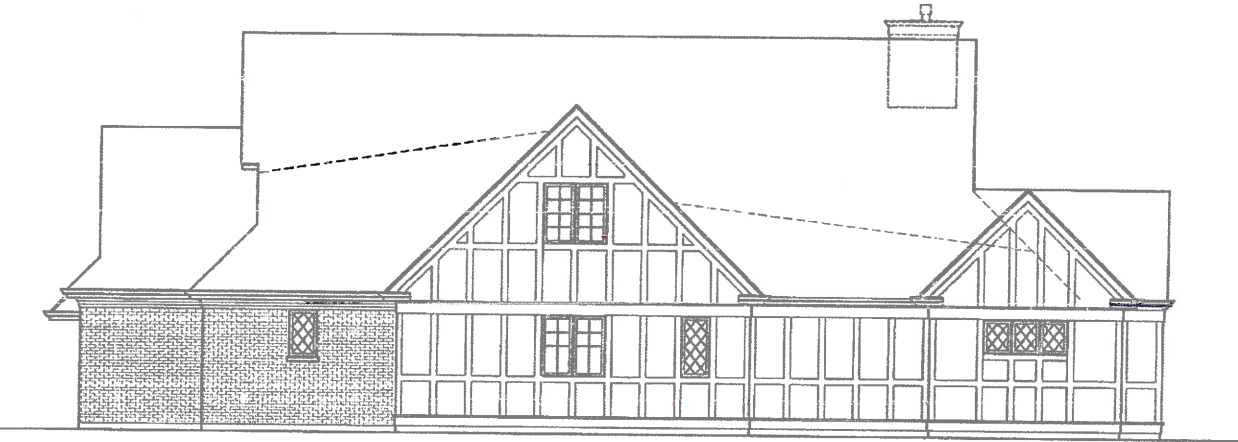
February 20, 2018

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The Plans



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

THE TRILLIUM MODEL "A"

AMBERLEY WOODS, LAKE FOREST, ILLINOIS

RM
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11100 WILSON ROAD
LAKE FOREST, ILLINOIS 60045
PHONE: 847.461.4100
FAX: 847.461.4101
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REAR ELEVATION



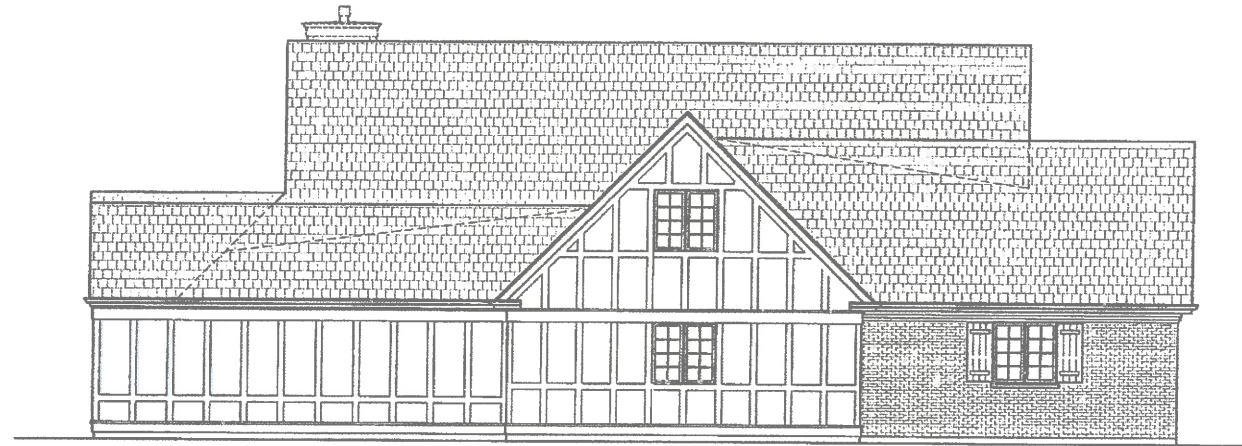
FRONT ELEVATION

THE TRILLIUM MODEL "B"

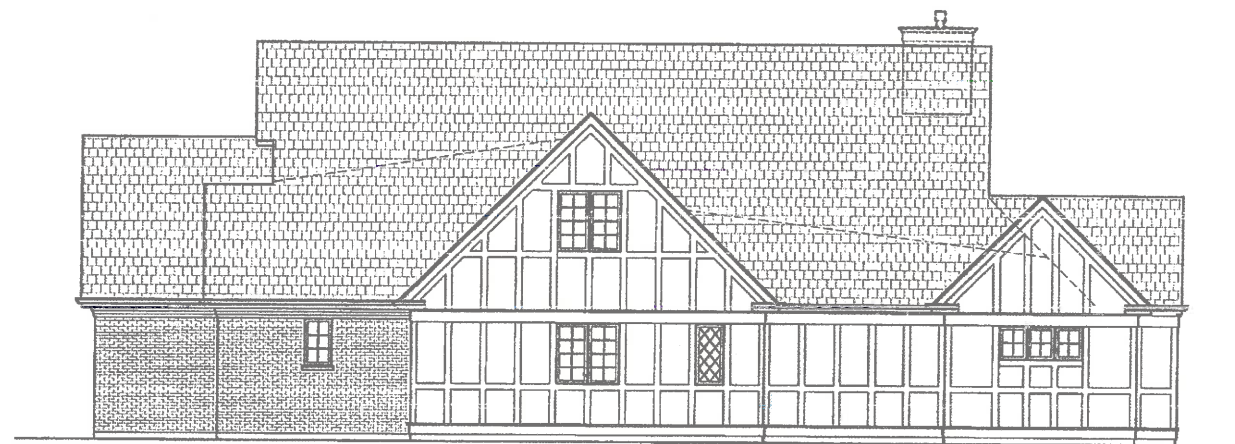
AMBERLEY WOODS, LAKE FOREST, ILLINOIS

RM
SWANSON
ARCHITECTS
6100 N. WILSON AVE.
NORTON, MA 01860
TEL: 978-651-0555
FEBRUARY 20, 2018

The Plans



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

THE TRILLIUM MODEL "B"

AMBERLEY WOODS, LAKE FOREST, ILLINOIS

RM
SWANSON
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1810 HYDE PARK
LAKE FOREST, ILLINOIS 60045
TEL: 847.467.0400
FAX: 847.467.0400
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GROUP EXHIBIT B

The Plans



REAR ELEVATION



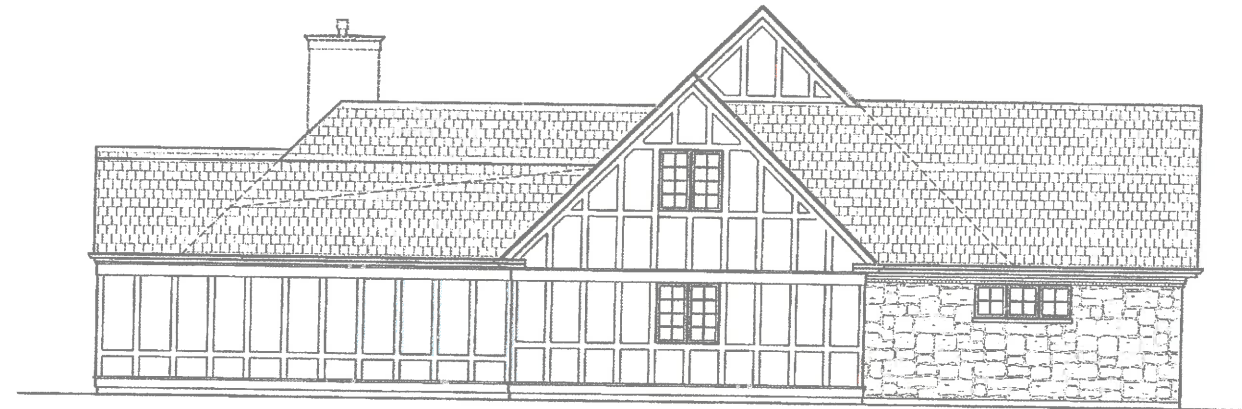
FRONT ELEVATION

THE TRILLIUM MODEL "C"

AMBERLEY WOODS, LAKE FOREST, ILLINOIS

RM
SWANSON
ARCHITECTS
PROFESSIONAL ARCHITECTS
1100 W. 11TH AVE.
SUITE 100
DENVER, CO 80202
TEL: 303.733.8888
FEBRUARY 20, 2018
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The Plans



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

THE TRILLIUM MODEL "C"

AMBERLEY WOODS, LAKE FOREST, ILLINOIS

RM
SWANSON
ARCHITECTS
1800 W. WILSON AVE.
LAKE FOREST, ILLINOIS 60045
TEL: 847.634.0000
FEBRUARY 20, 2018
APPROVED & SIGNED BY R.M. SWANSON/ARCHITECTS

The Plans



REAR ELEVATION



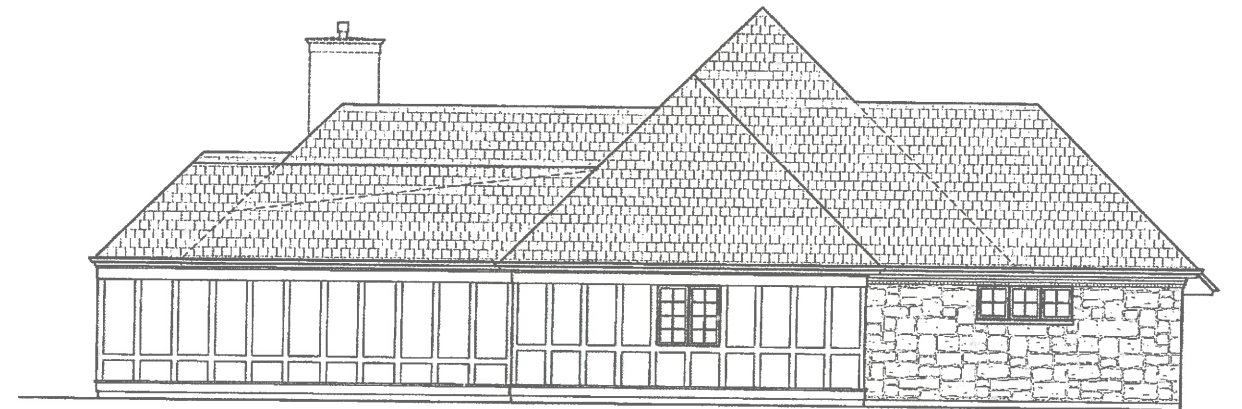
FRONT ELEVATION

THE TRILLIUM MODEL "D"

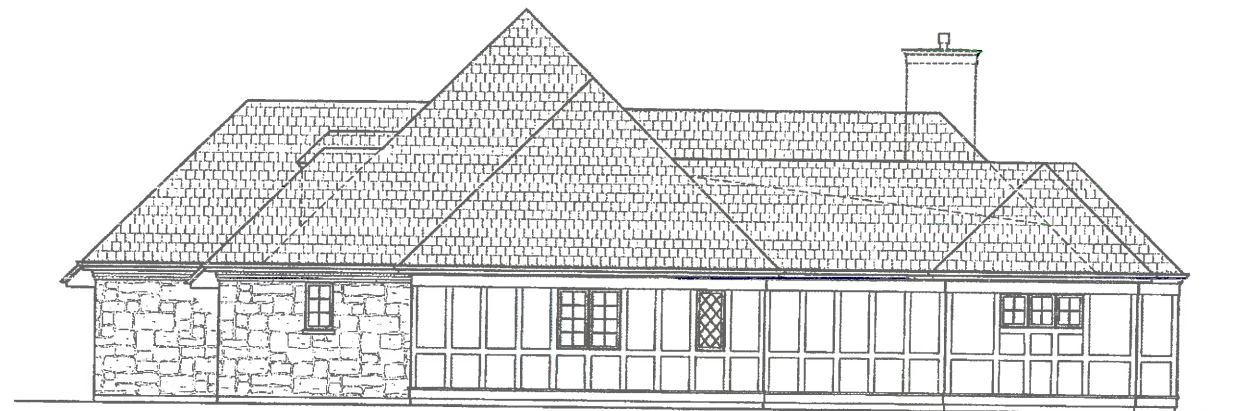
AMBERLEY WOODS, LAKE FOREST, ILLINOIS

RM
SWANSON
ARCHITECTS
1800 KENNESAW RD
NILES, ILLINOIS 60068
TEL: 847.430.1000
FAX: 847.430.1001
February 20, 2018
DWG: 1.0000000000000000

The Plans



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

THE TRILLIUM MODEL "D"

AMBERLEY WOODS, LAKE FOREST, ILLINOIS

RM
SWANSON
ARCHITECTS

1800 SWANSON DRIVE
LAKE FOREST, ILLINOIS 60045
TEL: 847.345.5400
FAX: 847.455.8825

February 20, 2018

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**INTERGOVERNMENTAL AGREEMENT ESTABLISHING
THE NORTH BRANCH CHICAGO RIVER
PAS SPONSORSHIP AGREEMENT**

Entered Into By, Between, And Among

**THE CITY OF HIGHLAND PARK
And**

**THE CITY OF LAKE FOREST
And**

**THE VILLAGE OF DEERFIELD
And**

**THE EAST SKOKIE DRAINAGE DISTRICT
And**

THE LAKE COUNTY STORMWATER MANAGEMENT COMMISSION

THIS INTERGOVERNMENTAL AGREEMENT is made and entered into as of this _____ day of _____, 2018, by, between and among the **CITY OF HIGHLAND PARK**, an Illinois home rule municipal corporation ("**Highland Park**"), the **CITY OF LAKE FOREST**, an Illinois home rule municipal corporation ("**Lake Forest**") the **VILLAGE OF DEERFIELD**, an Illinois home rule municipal corporation ("**Deerfield**"), the **EAST SKOKIE DRAINAGE DISTRICT**, ("**ESDD**") and the **LAKE COUNTY STORMWATER MANAGEMENT COMMISSION**, ("**LCSMC**") (Highland Park, Northbrook, Lake Forest, Deerfield, ESDD, and LCSMC are collectively referred to in this Agreement as the "**PAS Sponsors**"),

WITNESSETH:

WHEREAS, the PAS SPONSORS have individually and collectively determined that portions of the North Branch Chicago River watershed within the jurisdictional boundaries of the PAS SPONSORS are subject to flooding; and

WHEREAS, the PAS SPONSORS desire to collectively seek available state and federal grants and other funds that may be available to help defray the costs of the flood mitigation that are necessary to address flooding in the North Branch Chicago River watershed within the jurisdictions of the PAS SPONSORS; and

WHEREAS, to achieve these and other related objectives, the PAS SPONSORS desire to continue to utilize the powers and authority granted to them, individually and collectively, pursuant to Article VII, Section 10 of the Illinois Constitution of 1970; the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*; the Local Land Resource Management Planning Act, 50 ILCS 805/1 *et seq.*; the home rule powers of the PAS SPONSORS; the Illinois Drainage Act, 70 ILCS 605/1 *et seq.*; and State Statute 55 ILCS 5/5-1062 enabling the LCSMC; and

WHEREAS, the PAS SPONSORS have determined that they need to join together to create and establish the North Branch Chicago River PAS Sponsorship Agreement ("**AGREEMENT**") by intergovernmental agreement to provide for a comprehensive and unified effort to identify and address local and regional flood mitigation concerns and issues; and

WHEREAS, after full consideration of all planning, fiscal, and other intergovernmental issues effecting this matter, each of the PAS SPONSORS has determined that it is in the best interests of its citizens and of the general public welfare that this **AGREEMENT** be executed and

implemented by all of the PAS SPONSORS; and

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein made and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, and pursuant to all applicable statutes and local ordinances, specifically including, but without limitation, Article VII, Section 10 of the Illinois Constitution of 1970; the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*; the Local Land Resource Management Planning Act, 50 ILCS 805/1 *et seq.*; the home rule powers of the PAS SPONSORS; the Illinois Drainage Act, 70 ILCS 605/1 *et seq.*; and State Statute 55 ILCS 5/5-1062 enabling the LCSMC; the PAS SPONSORS do hereby enter into the following:

INTERGOVERNMENTAL AGREEMENT

SECTION 1. RECITALS.

The foregoing recitals are, by this reference, incorporated into and made a part of this AGREEMENT.

SECTION 2. PURPOSE.

This AGREEMENT is made for the purpose of establishing a collaborative equal proportionate cost share funding effort to most effectively and efficiently address common and necessary flood mitigation. This AGREEMENT is further intended to allow the PAS SPONSORS to jointly fund the proposed PAS study ("PAS Study") of the Army Corps of Engineers, shown as Attachment A to this AGREEMENT.

SECTION 3. ESTABLISHMENT AND ORGANIZATION.

A. Formation of PAS Sponsorship Agreement. By this AGREEMENT, the PAS SPONSORS establish by contract the North Branch Chicago River PAS Sponsorship Agreement.

B. Effective Date. This Agreement shall take effect, and the North Branch Chicago River PAS Sponsorship Agreement shall be established, as of the last date signed by the respective PAS Sponsors of this agreement.

C. Duration. The PAS Sponsorship Agreement applies only to the PAS Study and shall continue until such time the PAS Study is completed, at which time this agreement shall cease and discontinue. If further collaborative work is proposed, a new agreement will be established at that time.

D. Meetings. The PAS SPONSORS shall meet, at a minimum, quarterly, with a meeting notice sent to all PAS SPONSORS a minimum of 10 days ahead of each meeting date held.

E. Additional PAS SPONSORS. Additional local government entities may be added as PAS SPONSORS to this Agreement (a) if approved by all existing PAS SPONSORS, and (b) upon the new Party's execution and approval of this Agreement and adjustment of each Sponsor's equal proportionate cost share percentage and copies of that delivered to the PAS SPONSORS.

SECTION 4. GENERAL COOPERATION.

A. The PAS SPONSORS acknowledge and agree to cooperate with each other in furtherance of the purposes, goals, and objectives of the PAS Sponsorship Agreement.

Cooperation required by this Agreement specifically includes, but without limitation, the sharing and joint utilization by and among the PAS SPONSORS of information and other materials possessed or developed by the PAS SPONSORS, either individually or collectively, and necessary to investigate, identify, and otherwise document flood mitigation to be jointly addressed by the PAS Sponsorship Agreement.

B. Upon or immediately after the Effective Date, the PAS Sponsors shall meet and select an individual Payor agent for any and all PAS Sponsors equal proportionate share payments of funds to be made as local cost share to the Army Corps of Engineers, or any other authorized Payee. Payor agent shall hold and maintain any Sponsor paid-in funds in a separate account which shall not be commingled with any other municipal, county, or district funds.

SECTION 5. EXPENSES.

A. Expenses. The PAS SPONSORS acknowledge and agree to equally share in PAS Study expenses on an equal proportionate percentage basis; using the formula (Cost ÷ number of PAS Sponsors = % share of expense); (i.e.; with 4 PAS Sponsors, cost share is 25% each; with 5 PAS Sponsors, cost share is 20% each; with 6 PAS Sponsors, cost share is 16.67% each; and so on). The PAS SPONSORS acknowledge and agree to utilize their respective staffs and resources, at no cost to the PAS Sponsors, but that those efforts, could be utilized as in-kind services upon approval by the PAS Sponsors and Army Corps. Any such required equal proportionate payment share shall be promptly and timely paid by each Sponsor to the Payor agent. For any payment(s) made by Payor agent to the Army Corps or others, the Payor agent shall provide each Sponsor with a copy of any such paid invoice or receipt.

B. No Joint and Several Liability Among Sponsors. Each Sponsor shall be liable and responsible for its own equal proportionate percentage share of any and all approved costs and expenses. There shall be no joint and several liability among or between Sponsors for PAS Study costs and expenses.

SECTION 6. WITHDRAWAL.

A. Right to Withdraw. Any Party may withdraw as a Party of the PAS Sponsorship Agreement pursuant to the procedures in this Section.

B. Procedures. A Party desiring to withdraw from the PAS Sponsorship Agreement shall deliver to the other PAS SPONSORS no later than 30 days before the intended effective date of withdrawal, a certified copy of an Ordinance or other legal instrument of its corporate authorities or board of directors determining to effectuate the Party's withdrawal from the PAS Sponsorship Agreement as of the date certain set forth in the Ordinance or legal instrument.

C. Responsibility Upon Withdrawal. Any Party withdrawing from the PAS Sponsorship Agreement pursuant to Subsection B of this Section shall pay its share as determined in Subsection 5.D of this Agreement of any and all costs and expenses incurred by or on behalf of the PAS Sponsorship Agreement prior to the effective date of the Party's withdrawal and for which the Party remains responsible. If the Withdrawal of one or more PAS SPONSORS results in the dissolution and termination of the PAS Sponsorship Agreement pursuant to Subsection D of this Section, the withdrawing Party or PAS SPONSORS shall cooperate and participate in the dissolution and termination of the PAS Sponsorship Agreement and PAS Study. No other Sponsor shall be responsible for any of the withdrawing Sponsor's equal proportionate share of the PAS Study costs and expenses prior to the effective date of that withdrawal.

D. Dissolution and Termination. The PAS Sponsorship Agreement and PAS

Study shall be dissolved and terminated (i) upon the effective withdrawal pursuant to this Section of one or more PAS SPONSORS so as to reduce the total number of PAS SPONSORS to fewer than three, or (ii) upon the written agreement of all of the PAS SPONSORS to this Agreement.

SECTION 7. COMPLIANCE.

The PAS SPONSORS agree to comply with all federal, state, county and municipal laws, ordinances, rules, regulations, and orders, and the rules, regulations, and orders of all duly constituted governmental agencies and authorities now in force, or which may hereafter be in force, respecting the procurement and receipt of state and federal funds and any other funds.

SECTION 8. GENERAL PROVISIONS.

A. Notices. All notices and other materials required to be delivered to the PAS Sponsorship Agreement shall be delivered to the Sponsor Contacts shown on the attached signatory page. All notices required to be delivered to any Party pursuant to this Agreement shall be in writing or email and shall be deemed delivered to each PAS Sponsor's principal office and to the attention of the PAS Sponsor chief administrative official.

B. Entire Agreement. There are no representations, covenants, promises, or obligations not contained in this Agreement that form any part of this Agreement or upon which any of the PAS SPONSORS is relying in entering into this Agreement.

C. Severability. If any provision of this Agreement is construed or held to be void, invalid, or unenforceable in any respect, the remaining provisions of this Agreement shall not be affected thereby but shall remain in full force and effect.

D. Interpretation. It is the express intent of the PAS SPONSORS that this Agreement shall be construed and interpreted so as to preserve its validity and enforceability as a whole. In case of any conflict among the provisions of this Agreement, the provision that best promotes and reflects the intent of the PAS SPONSORS shall control.

E. Enforcement. Any individual Sponsor or any group of two (2) or more Sponsors may enforce the terms of this Agreement

F. Amendments and Modifications. This Agreement shall not be modified, changed, altered, or amended without the duly authorized and written consent of each of the PAS SPONSORS by their respective corporate authorities or board of directors and pursuant to ordinances or other legal instruments duly adopted and approved by the Party's corporate authorities or board of directors. No amendment or modification to this Agreement shall be effective until it is reduced to writing and approved by the corporate authorities or board of directors of each of the PAS SPONSORS and properly executed in accordance with all applicable statutory procedures.

G. No Third Party Beneficiaries. Nothing in this Agreement shall create, or shall be construed or interpreted to create, any third-party beneficiary rights.

H. Execution. This Agreement shall be executed by all PAS SPONSORS in identical original duplicates and each of the duplicates shall, individually and taken together, constitute one and the same Agreement.

IN WITNESS WHEREOF, the PAS SPONSORS have by their duly authorized officers and representatives set their hands and affixed their seals on the date first above written.

[END OF TEXT - SIGNATURE PAGES FOLLOW]

**NORTH BRANCH CHICAGO RIVER PAS SPONSORSHIP
AGREEMENT SIGNATURE PAGE**

ATTEST:

THE CITY OF HIGHLAND PARK

By: _____

By: _____

City Clerk

City Manager

Date

ATTEST:

THE VILLAGE OF DEERFIELD

By: _____

By: _____

Village Clerk

Village Manager

Date

ATTEST:

THE CITY OF LAKE FOREST

By: _____

By: _____

City Clerk

City Manager

Date

ATTEST:

THE EAST SKOKIE DRAINAGE DISTRICT

By: _____

By: _____

Attorney

Chairman

Date

ATTEST:

STORMWATER MANAGEMENT COMMISSION

By: _____

By: _____

Secretary

Chairman

Date



**US Army Corps
of Engineers®**

SCOPE OF WORK

Evaluate the watersheds of the North Branch of Chicago River – Middle Fork and Skokie Rivers

**Under the authority of Section 22, Water Resources Development Act of 1974,
as amended, Planning Assistance to States Program**

Local Sponsors:

City of Highland Park

Lake County Stormwater Management Commission

East Skokie Drainage District

City of Lake Forest

Village of Deerfield

March 21, 2018

Purpose

The purpose of this study is to evaluate the watersheds of the Middle Fork and Skokie River (or East Fork) of the North Branch of the Chicago River. Recent flooding due to heavy rainfalls, notably in July and October of 2017, have prompted communities in these watersheds to seek a better understanding of the current conditions. This study will evaluate economic damages in order to provide a better understanding of the problem and determine the potential for future flood risk management efforts.

This scope of work includes the preferred alternative agreed upon by the potential non-Federal sponsor(s). It includes updating hydrology with existing hydraulic models to be provided by the non-Federal sponsor(s). It also includes economic analysis in which HEC-FDA will be applied to an updated structure inventory based on data collected by the Illinois Department of Natural Resources (IDNR) and local communities.

Once the hydrology is updated, it will be used to generate inundation maps to update the economic models and structure inventory. Completion of the study will allow stakeholders to develop future plans for addressing flood damages.

Background

The US Army Corps of Engineers (USACE) last studied the watershed in depth in the early 1980's at the request of Lake and Cook Counties, who had recently completed a study of the Watershed Implementation Plan of the North Branch of the Chicago River. The study resulted in the construction of several reservoirs, but primarily focused on the West Branch. Since then, the North Branch of the Chicago River has not been evaluated in depth by USACE.

State and local authorities have conducted more recent analyses. In 2009, Lake County Stormwater Management District and East Skokie Drainage District evaluated the Skokie River Watershed. In 2011, IDNR completed an investigation of two sites owned in part by the State of Illinois along the Middle Fork and Skokie River to determine the potential for future flood risk management efforts. The effort included more recent hydraulic modeling as well as an updated structure inventory. These efforts, as well as others, will be incorporated into the study detailed below.

Objectives

- Re-run available hydraulic models with updated hydrology
- Develop a structure inventory
- Construct HEC-FDA Study
- Evaluate the baseline condition

H&H Scope Description

The updated hydrology and hydraulic analysis will be used in existing models to create water surface profiles and inundation maps for evaluation in the economic model. A secondary objective will be to evaluate whether the existing models provide a reasonable representation of real world conditions, or whether re-calibration of the hydrology model or development of a new

or updated hydraulic model would be expected to provide a better representation of current flood damages. This will be accomplished by comparing hydrologic model results from previous calibration against flow frequency analysis at available gage locations and any available high water marks or gage information relative to damage locations. Depending on the availability of projected precipitation data, a future condition scenario will also be developed.

The existing hydraulic models for the Middle Fork and Skokie River will be used for analysis. Existing hydrology models include the FIS HEC-1 model and the HEC-HMS model developed by Metropolitan Water Reclamation District of Greater Chicago for the North Branch Chicago River – Detailed Watershed Plan. An updated hydrologic model will be developed using assumed values from IDNR’s forthcoming Bulletin 70. Routing reaches in the hydrology model will be used to represent overbank flood storage and attenuation. The only known hydraulic models available are the FIS HEC-2 models, as updated for previous efforts. The steady-state HEC-2 model includes detailed cross-sections and bridges, but does not include georeferenced model geometry necessary to develop inundation mapping. Key cross-section locations will be used, along with the SFHA delineations, to estimate inundation areas for the economic modeling.

Economic Analyses Scope Description

The primary objective of the economic analyses is to evaluate the baseline condition to understand the frequency, severity, and location of flood damages anticipated within the study area. This evaluation will be performed using standard USACE methods and tools. The required work to perform this economic evaluation is broken into two tasks; data development (Develop Structure Inventory), and evaluation (Construct HEC-FDA Study & Perform Evaluation).

The data development task consists of several sub-tasks required for collecting, manipulating, and combining information into the appropriate input files for the economic evaluation software. These sub-tasks include:

- (1) collecting parcel and assessor data
- (2) assigning damage categories and occupancy types
- (3) identifying damage reach delineations
- (4) assigning river stationing
- (5) assigning ground elevations
- (6) surveying structure elevations
- (7) compiling HEC-FDA input files

These sub-tasks require the use of GIS and Excel to create the final text files. Based on the availability of digital structure information and generic depth-damage functions, the data development task can be performed on a wide range of inventory sizes without a significant change in overall effort. Utilizing GIS for the spatial data, the individual structure locations in reference to the source of flooding can be developed rather quickly. Excel is typically used to combine the spatial data with tabular and survey data. For a given structure it is important to identify the value, use, elevation (first floor and low entry), and location along the stream (river station). This information, along with a few other key descriptors, will be provided in the final input file.

The evaluation task also consists of several sub-tasks required for estimating the annual expected

damages, as well as event-based damages. These sub-tasks include:

- (1) constructing new study in the current version of HEC-FDA
- (2) performing analysis and QA/QC
- (3) producing output files and summary data
- (4) creating damage maps

The evaluation task requires both H&H and economic input files, then applies Monte Carlo simulation to evaluate the estimated impacts, accounting for the associated uncertainty with the inputs. Once the output files from this evaluation are developed, they can quickly be combined with the GIS files used to develop the inputs to produce damage maps. These maps, combined with damage estimates, can provide the basis for identifying potential flood risk management measures and alternatives.

Table 1: Proposed Study Tasks and Level of Effort

Preferred Alternative				
Description		Level of Effort		
Overall Task	Sub-Task	Hours	Cost	Cost⁶
H&H Utilize Existing Hydraulic Model and Create New Hydrology Model	Update Hydrology Model (HMS) ³	190	\$22,800	
	Incorporate Projected Precipitation into Models ³	32	\$3,840	
	Georeference H&H Cross-Sections and Structures ³	60		\$7,200
	Produce HEC-FDA H&H Input Files ³	12	\$1,440	
	Produce GIS Shapefiles (Inundation Maps, etc.) ³	32	\$3,840	
	Provide Maximum Inundation Area for Inventory Development ³	2	\$240	
	Perform Analysis and QA/QC Evaluation ³	20	\$2,400	
	Subtotal		\$41,760	
Economics Develop Structure Inventory	Collect Parcel Data for Structure Inventory (GIS & Assessor) ^{1,3}	28		\$3,360
	Assign Damage Categories & Occupancy Types ³	12		\$1,440
	Identify Damage Reach Delineations ³	12	\$1,440	
	Assign River Stationing ³	12		\$1,440
	Assign Ground Elevations ³	12		\$1,440
	Survey Structure Elevations (FFE & Low Entry) ³	36		\$4,320
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	Produce output files and summary data	16	\$1,920	
	Create damage maps	24	\$2,880	
Document Analyses	Document analyses results, recommendations, assumptions, and uncertainties ⁴	140	\$16,800	
Total Cost Estimate⁵		712	\$66,240	
¹ Includes values, occupancy, elevations, etc. ² Includes structures, riverine data, existing regulatory floodplain, and economic evaluation results ³ Denotes area for potential work in kind ⁴ Denotes area for shared effort dependent on work in kind performed in other areas ⁵ Includes 20% contingency ⁶ Donates items provided by IDNR not included in the study cost				

Table 2: Preliminary Timeline

Task	Month								
	1	2	3	4	5	6	7	8	9
Sign Agreement									
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Update Hydrology Model									
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Perform Economic Evaluation									
Produce Final Report									



**US Army Corps
of Engineers®**

SCOPE OF WORK

Evaluate the watersheds of the North Branch of Chicago River – Middle Fork and Skokie Rivers

**Under the authority of Section 22, Water Resources Development Act of 1974,
as amended, Planning Assistance to States Program**

Local Sponsors:

City of Highland Park

Lake County Stormwater Management Commission

East Skokie Drainage District

City of Lake Forest

Village of Deerfield

March 21, 2018

Purpose

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AGREEMENT
BETWEEN
THE DEPARTMENT OF THE ARMY,
THE CITY OF HIGHLAND PARK, LAKE COUNTY STORMWATER
MANAGEMENT COMMISSION, CITY OF LAKE FOREST, VILLAGE OF
DEERFIELD AND
EAST SKOKIE DRAINAGE DISTRICT
FOR DEVELOPMENT OF A COMPREHENSIVE PLAN

THIS AGREEMENT is entered into this ____ day of _____, ____, by and between the Department of the Army (hereinafter the “Government”), represented by the U.S. Army Engineer, Chicago District (hereinafter the “District Engineer”) and the City of Highland Park, Lake County Stormwater Management Commission, City of Lake Forest, East Skokie Drainage District, and Village of Deerfield (hereinafter the “Non-Federal Sponsors”), represented by their respective head of the agency.

WITNESSETH, THAT:

WHEREAS, Section 22 of the Water Resources Development Act of 1974, as amended (42 U.S.C. 1962d-16) authorizes the Secretary of the Army, acting through the Chief of Engineers, to provide assistance in the preparation of a comprehensive water resources plan (hereinafter the “Plan”) to a State or non-Federal interest working with a State, and to establish and collect fees for the purpose of recovering 50 percent of the costs of such assistance except that Secretary may accept and expend non-Federal funds provided that are in excess of such fee; and

WHEREAS, the Government and the Non-Federal Sponsors have the full authority and capability to perform in accordance with the terms of this Agreement.

NOW, THEREFORE, the parties agree as follows:

1. The Government shall develop the Plan, in coordination with the Non-Federal Sponsors, in accordance with the attached Scope of Work dated March 21, 2018 and any modifications thereto, that specifies the scope, cost, and schedule for activities and tasks, including the Non-Federal Sponsors’ in-kind services.

2. The Non-Federal Sponsors shall provide 50 percent of the costs for developing the Plan in accordance with the provisions of this paragraph. As of the effective date of this Agreement, the costs of developing the Plan are projected to be \$66,240, with the Government’s share of such costs projected to be \$ 33,120 and the Non-Federal Sponsors’ share of such costs projected to be \$ 33,120 which includes estimated credit in the amount of \$0 for in-kind services.

a. After considering the estimated amount of credit for in-kind services that will be afforded in accordance with paragraph 4, if any, the Government shall provide the Non-Federal Sponsors with a written estimate of the amount of funds

required from the Non-Federal Sponsors for the initial fiscal year of development of the Plan, with a fiscal year beginning on October 1st and ending on September 30th of the following year. No later than 15 calendar days after such notification, the Non-Federal Sponsors shall provide the full amount of such funds to the Government by delivering a check payable to “FAO, USAED, Chicago” to the District Engineer or by providing an Electronic Funds Transfer of such required funds in accordance with procedures established by the Government.

b. No later than August 1st prior to each subsequent fiscal year during development of the Plan, the Government shall provide the Non-Federal Sponsors with a written estimate of the amount of funds required from the Non-Federal Sponsors during that fiscal year. No later than September 1st prior to that fiscal year, the Non-Federal Sponsors shall provide the full amount of such required funds to the Government using one of the payment mechanisms specified in paragraph 2.a. above.

c. If the Government determines at any time that additional funds are needed from the Non-Federal Sponsors to cover the Non-Federal Sponsors’ costs of developing the Plan, the Government shall provide the Non-Federal Sponsors with written notice of the amount of additional funds required. Within 60 calendar days of such notice, the Non-Federal Sponsors shall provide the Government with the full amount of such additional funds.

d. Upon completion of the Plan and resolution of any relevant claims and appeals, the Government shall conduct a final accounting and furnish the Non-Federal Sponsors with the written results of such final accounting. Should the final accounting determine that additional funds are required from the Non-Federal Sponsors, the Non-Federal Sponsors, within 60 calendar days of written notice from the Government, shall provide the Government with the full amount of such additional funds. Should the final accounting determine that the Non-Federal Sponsors have provided funds in excess of its required amount, the Government shall refund the excess amount, subject to the availability of funds. Such final accounting does not limit the Non-Federal Sponsors’ responsibility to pay its share of costs, including contract claims or any other liability that may become known after the final accounting.

3. In addition to its required cost share, the Non-Federal Sponsors may determine that it is in its best interests to provide additional funds for development of the Plan. Additional funds provided under this paragraph and obligated by the Government are not included in calculating the Non-Federal Sponsors’ required cost share and are not eligible for credit or repayment.

4. The in-kind services includes those activities (including services, materials, supplies, or other in-kind services) that are required for development of the Plan and would otherwise have been undertaken by the Government and that are specified in the Scope of Work and performed or provided by the Non-Federal Sponsors after the effective date of this Agreement and in accordance with the Scope of Work. The Government shall credit towards the Non-Federal Sponsors’ share of costs, the costs,

documented to the satisfaction of the Government, that the Non-Federal Sponsors incur in providing or performing in-kind services, including associated supervision and administration. Such costs shall be subject to audit in accordance with paragraph 9 to determine reasonableness, allocability, and allowability, and crediting shall be in accordance with the following procedures, requirements, and limitations:

a. As in-kind services are completed and no later than 60 calendar day after such completion, the Non-Federal Sponsors shall provide the Government appropriate documentation, including invoices and certification of specific payments to contractors, suppliers, and the Non-Federal Sponsors' employees. Failure to provide such documentation in a timely manner may result in denial of credit. The amount of credit afforded for in-kind services shall not exceed the Non-Federal Sponsors' share of costs.

b. No credit shall be afforded for interest charges, or any adjustment to reflect changes in price levels between the time the in-kind services are completed and credit is afforded; for the value of in-kind services obtained at no cost to the Non-Federal Sponsors; or for costs that exceed the Government's estimate of the cost for such item if it had been performed by the Government.

5. The Non-Federal Sponsors shall not use Federal Program funds to meet any of its obligations under this Agreement unless the Federal agency providing the funds verifies in writing that the funds are authorized to be used for the Plan. Federal program funds are those funds provided by a Federal agency, plus any non-Federal contribution required as a matching share therefor.

6. In carrying out its obligations under this Agreement, the Non-Federal Sponsors shall comply with all the requirements of applicable Federal laws and implementing regulations, including, but not limited to: Title VI of the Civil Rights Act of 1964 (P.L. 88-352), as amended (42 U.S.C. 2000d), and Department of Defense Directive 5500.11 issued pursuant thereto; the Age Discrimination Act of 1975 (42 U.S.C. 6102); and the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), and Army Regulation 600-7 issued pursuant thereto.

7. Upon 30 calendar days written notice to the other party, either party may elect, without penalty, to suspend or terminate further development of the Plan. Any suspension or termination shall not relieve the parties of liability for any obligation incurred.

8. As a condition precedent to a party bringing any suit for breach of this Agreement, that party must first notify the other party in writing of the nature of the purported breach and seek in good faith to resolve the dispute through negotiation. If the parties cannot resolve the dispute through negotiation, they may agree to a mutually acceptable method of non-binding alternative dispute resolution with a qualified third party acceptable to the parties. Each party shall pay an equal share of any costs for the services provided by such a third party as such costs are incurred. The existence of a dispute shall not excuse the parties from performance pursuant to this Agreement.

9. The parties shall develop procedures for the maintenance by the Non-Federal Sponsors of books, records, documents, or other evidence pertaining to costs and expenses for a minimum of three years after the final accounting. The Non-Federal Sponsors shall assure that such materials are reasonably available for examination, audit, or reproduction by the Government.

a. The Government may conduct, or arrange for the conduct of, audits of the Plan. Government audits shall be conducted in accordance with applicable Government cost principles and regulations. The Government's costs of audits for the Plan shall not be included in the shared costs of the Plan, but shall be included in calculating the overall Federal cost of the Plan.

b. To the extent permitted under applicable Federal laws and regulations, the Government shall allow the Non-Federal Sponsors to inspect books, records, documents, or other evidence pertaining to costs and expenses maintained by the Government, or at the request of the Non-Federal Sponsors, provide to the Non-Federal Sponsors or independent auditors any such information necessary to enable an audit of the Non-Federal Sponsors' activities under this Agreement. The costs of non-Federal audits shall be paid solely by the Non-Federal Sponsors without reimbursement or credit by the Government.

10. In the exercise of their respective rights and obligations under this Agreement, the Government and the Non-Federal Sponsors each act in an independent capacity, and neither is to be considered the officer, agent, or employee of the other. Neither party shall provide, without the consent of the other party, any contractor with a release that waives or purports to waive any rights a party may have to seek relief or redress against that contractor.

11. Any notice, request, demand, or other communication required or permitted to be given under this Agreement shall be deemed to have been duly given if in writing and delivered personally or mailed by certified mail, with return receipt, as shown below. A party may change the recipient or address for such communications by giving written notice to the other party in the manner provided in this paragraph.

If to the Non-Federal Sponsors:

City Manager
City of Highland Park
1707 St Johns Avenue
Highland Park, IL 60035

Executive Director
Lake County Stormwater Management Commission
500 W Winchester Rd, Suite 201
Libertyville, IL 60048

Chairman
East Skokie Drainage District

9 N. County Street
Waukegan, IL 60085

City Manager
City of Lake Forest
220 E. Deerpath
Lake Forest, IL 60045

Village Manager
Village of Deerfield
850 Waukegan Rd
Deerfield, IL 60015

If to the Government:
District Engineer
Attn: Project Management
231 S. LaSalle Street, Suite 1500
Chicago, IL 60604

12. To the extent permitted by the laws governing each party, the parties agree to maintain the confidentiality of exchanged information when requested to do so by the providing party.

13. Nothing in this Agreement is intended, nor may be construed, to create any rights, confer any benefits, or relieve any liability, of any kind whatsoever in any third person not a party to this Agreement.

14. The obligations and responsibilities of the Non-Federal Sponsors shall be joint and several, such that each Non-Federal Sponsor shall be liable for the whole performance of the obligations and responsibilities of the Non-Federal Sponsors under the terms and provisions of this Agreement. The Government may demand the whole performance of said obligations and responsibilities from any of the entities designated herein as one of the Non-Federal Sponsors.”

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, which shall become effective upon the date it is signed by the District Engineer.

DEPARTMENT OF THE ARMY

BY: _____

Aaron W. Reisinger
Colonel, U.S. Army
District Engineer

DATE: _____

CITY OF HIGHLAND PARK

BY: _____

Ghida S. Neukirch
City Manager

DATE: _____

LAKE COUNTY STORMWATER
MANAGEMENT COMMISSION

BY: _____

Mike Warner
Executive Director

DATE: _____

CITY OF LAKE FOREST

BY: _____

Robert Kiely
City Manager

DATE: _____

EAST SKOKIE DRAINAGE DISTRICT

BY: _____

Larry Bridges
Chairman

DATE: _____

VILLAGE OF DEERFIELD

BY: _____

Kent S. Street
Village Manager

DATE: _____

THE CITY OF LAKE FOREST

ORDINANCE NO. 2018-_____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AUTHORIZING CHASE BANK TO ESTABLISH A BANK AND ATM DRIVE-THROUGH FACILITY AT 884 S. WAUKEGAN ROAD

WHEREAS, JP Morgan Chase (the "**Lessee**") is the Lessee of that certain real property improved with a building and parking lot that is commonly known as 884 S. Waukegan Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property is located within the corporate limits of The City of Lake Forest (the "**City**") and is zoned in the B-1 Neighborhood Business District under the Lake Forest Zoning Code (the "**Zoning Code**"); and

WHEREAS, the Lessee seeks to redevelop the Property for use as a bank and drive-through ATM facility; and

WHEREAS, banks and drive-through facilities are only authorized in the B-1 District pursuant to the grant of a special use permit; and

WHEREAS, the Lessee, with the consent of 884 S. Waukegan Road LLC (the "**Owner**"), has filed a petition (the "**Petition**") for a special use permit ("**SUP**") to authorize the redevelopment of the Property including, but not limited to: demolition of the existing building, construction of a new building and drive-through facility, installation of pedestrian walkways and planting of additional vegetation (the "**Improvements**"); and

WHEREAS, the Owner and Lessee have acknowledged that the Property benefits substantially from the irrigation system, lighting, pedestrian walkways and landscaping located within the adjacent City right-of-way that provides access to the Property; and

WHEREAS, the Owner and Lessee also acknowledge that the proposed bank use of the Property will eliminate retail space in the B-1 District that may have adverse financial impacts on the City; and

WHEREAS, in connection with the Petition, the Lessee and Owner have proposed the following:

1. The construction of a 3,600 square foot building for use as a commercial bank with an adjacent drive-through lane to provide ATM access on the Property within the B-1 District;
2. Improvements that will be undertaken in substantial conformity with the detailed Site, Building, Hardscape and Landscape Plans, all of which were finalized through the Building Review Board process (collectively, the "**Plans**"), attached hereto as Group Exhibit B, along with other considerations of the Owner as set forth in Owner's letter to the Mayor dated January 15, 2018 (the "**Owner's Considerations**");
3. Cooperation with the City in the future providing the opportunity for temporary and limited use of a portion of the Chase Bank parking lot for short term staging or vehicle parking to support infrastructure improvements in the immediate area so long as the short-term use does not interfere with normal, daily use of the property by Lessee.

(Collectively, the foregoing elements of the Petition shall hereinafter be referred to as the "**Proposal**"); and

WHEREAS, the Petition was filed in accordance with the regulations of Section 159.045, Special Uses, of the Lake Forest Zoning Code; and

WHEREAS, the City's Plan Commission did conduct a properly noticed public hearing on the Petition over the course of three meetings on August 9, 2017, September 20, 2017, and December 13, 2017; and

WHEREAS, prior to the conclusion of the hearing before the Plan Commission, the Proposal was presented to the City's Building Review Board for review and

recommendation, and the Plan Commission was apprised of the Building Review Board's findings and recommendations; and

WHEREAS, after having fully heard and having considered the evidence and testimony by all those who wished to testify and after deliberating (including the findings and recommendations of the City's Building Review Board), the Plan Commission voted 6 to 0, to make the following findings and to recommend approval of the Proposal, subject to the terms and conditions of approval hereinafter set forth:

1. The Zoning Code authorizes various special uses, which uses may be permitted upon a finding that established criteria are satisfied.
2. A traffic study was submitted to and reviewed by the City's consulting traffic engineer. The study was found to conform to industry standards. The traffic generated by the Proposal is projected to be less than the traffic generated by the most recent use of the Property during peak commuter times. The Proposal will generate limited traffic in the evening hours for ATM use and on the weekends. The Proposal was found to not have any adverse impact on traffic or road safety in the area.
3. Regarding the drive-thru facilities:
 - a. The proposed drive-through facility is located in generally the same location on the Property as the drive-through facility for the recently closed fast food restaurant. A bypass lane is proposed adjacent to the drive-through facility. Neither the drive-through facility lane, the bypass lane, nor the pedestrian path ways reflected on the Plans appear to create a hazardous condition for pedestrians or other vehicles.
 - b. Pedestrian path ways are satisfactorily separated from the drive-through facility area. To further pedestrian safety in the area of the drive-through facility, the entrance to the drive-through lane is narrowed to be more pedestrian friendly.
 - c. The final engineering plans will fully detail pedestrian pathways and connections between sidewalks on the Property and off-site sidewalks including the public sidewalk along Waukegan Road, the Waukegan Road and Gloucester Crossing intersection, the parking area to the south of the bank, Forest Square to the north and the train station.

- d. Under the Proposal, automatic banking facilities will be available to pedestrians in a lobby area which will be accessible to bank customers by key card 24 hours a day.
 - e. The proposed drive-through facility is located in the same area as the drive-through facility for the prior fast food use at the Property. The drive-through facility is located to minimize visibility from public streets. Protecting and preserving the existing mature trees on the Property is important since the mature trees provide significant landscape screening of the drive-through area that will minimize the visual impact of the drive-through facilities on the streetscape.
- 4. The Plans detail pedestrian links from path ways on the Property to off-site locations and specifically, to nearby retail uses.
 - 5. The Proposal is consistent with the purpose of the B-1 District and presents a high quality commercial building, one that is adaptable for uses other than a bank, and represents a significant investment in the business district providing a long-term benefit to the community.
 - 6. No evidence was submitted to document that the Proposal will be detrimental to or endanger the public health, safety, morals, comfort or general welfare. Substantial investment in the business district is proposed and the use will draw employees and some customers into the area who, in turn, will support other businesses in the area. The Proposal is projected to reduce traffic volumes in the area to some extent, lessening congestion on Waukegan Road, a State highway, in the immediate vicinity of the Property, during peak traffic times. Aspects of the Proposal will benefit the general welfare of the community.
 - 7. No evidence was presented to document that the Proposal will be injurious to the use and enjoyment of other properties in the immediate vicinity. Given the proposed investment in the Property, the development is not expected to substantially diminish and impair property values in the surrounding business district. Representatives of the ownership of adjacent commercial properties expressed support for the Proposal.
 - 8. The surrounding area is already developed with uses permitted in the district. The Proposal will not negatively affect the overall character of the area despite the fact that it represents a change from a retail, to a non-retail use. The Proposal will bring employees and customers into the area, who will, in some measure, support other businesses in the area and thereby support the retail character of the area.
 - 9. The Building Review Board reviewed the design aspects of the Proposal and found the massing, exterior materials and architectural detailing of the building to be compatible with the character of the business district, the neighboring

commercial development and consistent with the design standards in the community.

10. The Building Review Board found that the building could easily be adapted for future multi-tenant use for professional offices, retail businesses or restaurants.
11. The Building Review Board will, once the building begins to take shape, review the details of the signage and lighting plans for consistency with the standards in the Code and the character of the area.
12. Adequate utilities, roads and drainage facilities are in place to support redevelopment of the Property.
13. No changes to the ingress and egress to the Property are proposed, with ingress and egress from Gloucester Crossing, at the east and west ends of the Property remaining. The existing right-in/right-out access from the Property to Waukegan Road will also remain.
14. Except as modified by the City Council through this Special Use Permit, the Proposal shall conform to the applicable regulations in the B-1 zoning district.

WHEREAS, in accordance with its Zoning Code and home-rule powers, the City Council (i) concurs with the findings of the Plan Commission, (ii) finds that the uses and Improvements included in the Proposal and as authorized herein will satisfy the requirements of the Zoning Code, including Section 159.045(E), and (iii) subject to the terms and conditions herein set forth, finds and determines that it is in the best interests of the City and its residents to approve the Proposal and grant the SUP as set forth in the Ordinance.

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

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

SECTION TWO. **Approval of SUP:** Pursuant to Section 159.045 of the Zoning Code and subject to the limitations set forth in the City Code and the conditions set

forth in Section Three of this Ordinance, the City Council hereby approves the Proposal as presented and grants the SUP authorizing the bank use and drive-through facility use and related 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 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. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans, as recommended by the Building Review Board and ultimately approved by the City Council.
- D. Fees and Costs.
 - 1. The Lessee and Owner shall be jointly and severally 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 Lessee and 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.

2. Owner shall be required to make all payments and to satisfy all obligations as set forth in the Proposal (including Owner's Considerations, which must be satisfied prior to issuance of any temporary occupancy permit or certificate of occupancy), which payments and obligations are an integral part of the Proposal and inextricably linked to the City's favorable consideration and approval of the Proposal.

E. Improvements and Site Operations

1. The details of the pedestrian pathways and connections to off-site sidewalks shall be subject to final review and approval by the City Engineer and Director of Community Development to assure adequate sightlines, pavement markings and or signage to alert motorists to pedestrian crossings.
2. The existing matures trees shall be protected and preserved to mitigate views of the drive-through facility from the public streetscape. Tree removal shall be subject to review and approval by the City Arborist.
3. Once the demolition of the existing building commences, work must proceed diligently to completion including, but not limited to removal of all debris from the Property and restoration of the Property to a condition determined to be acceptable in the reasonable discretion of the Director of Community Development until a g building permit is issued to allow construction of the new building to commence.
4. The final lighting and signage plan shall be submitted to the Building Review Board for consideration and a recommendation and shall be subject to final approval by the City Council.

SECTION FOUR: Amendment to Ordinance. Any amendments to the terms, conditions, or provisions of this Ordinance that may be requested after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in Section 159.045 of the Zoning Code, or by an amendment to the SUP itself in the manner provided in the Zoning Code and by applicable law.

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 as set forth in a resolution duly adopted, be of no force or effect if Owner

and Lessee have not (i) executed and (ii) thereafter filed with the City Clerk, within 60 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit C and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS ____ DAY OF _____, 2018.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS ____ DAY OF _____, 2018.

MAYOR

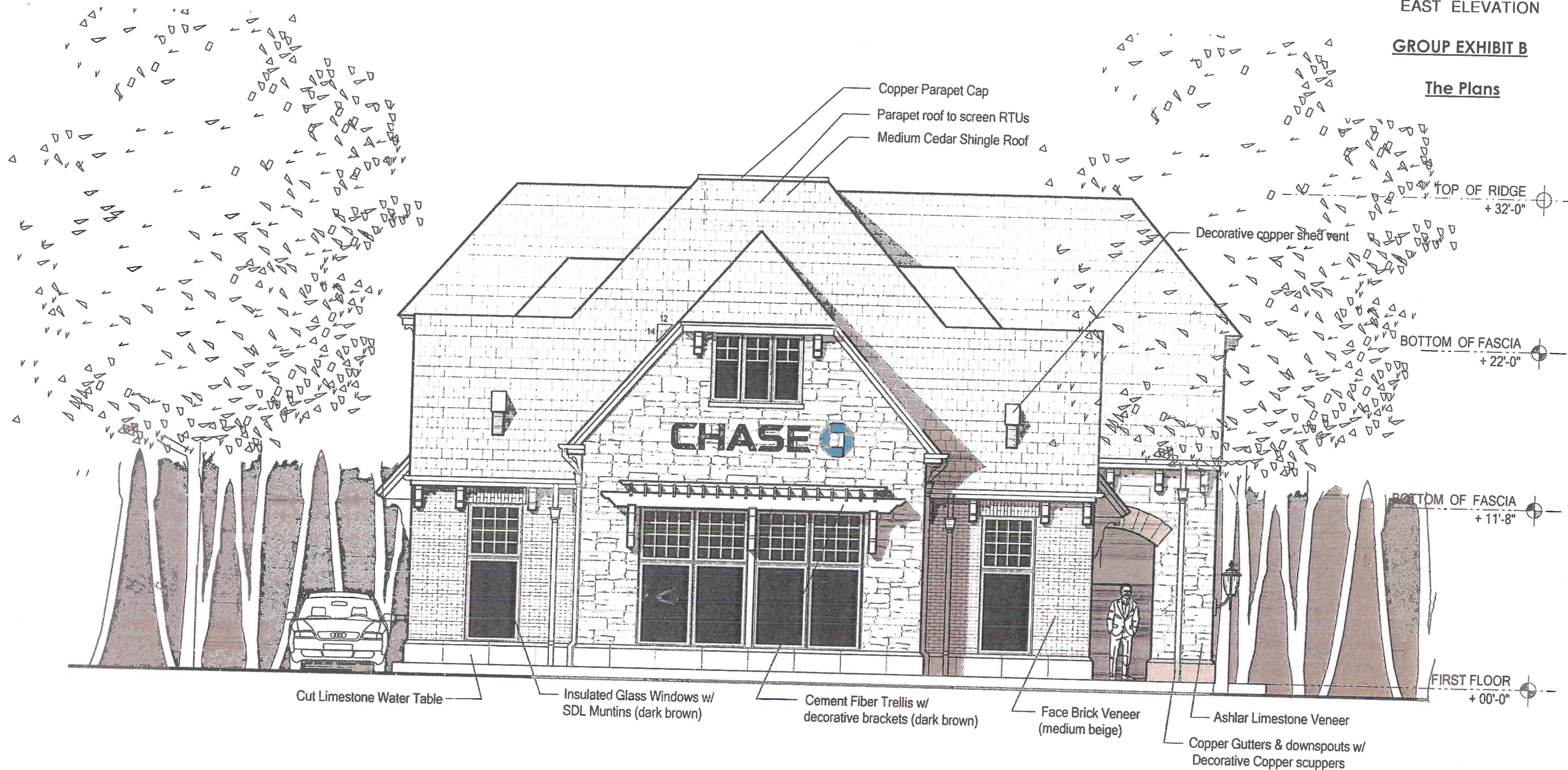
ATTEST:

City Clerk

EAST ELEVATION

GROUP EXHIBIT B

The Plans



LAKE FOREST WAUKEGAN RD
884 SOUTH WAUKEGAN ROAD
LAKE FOREST, IL 60045

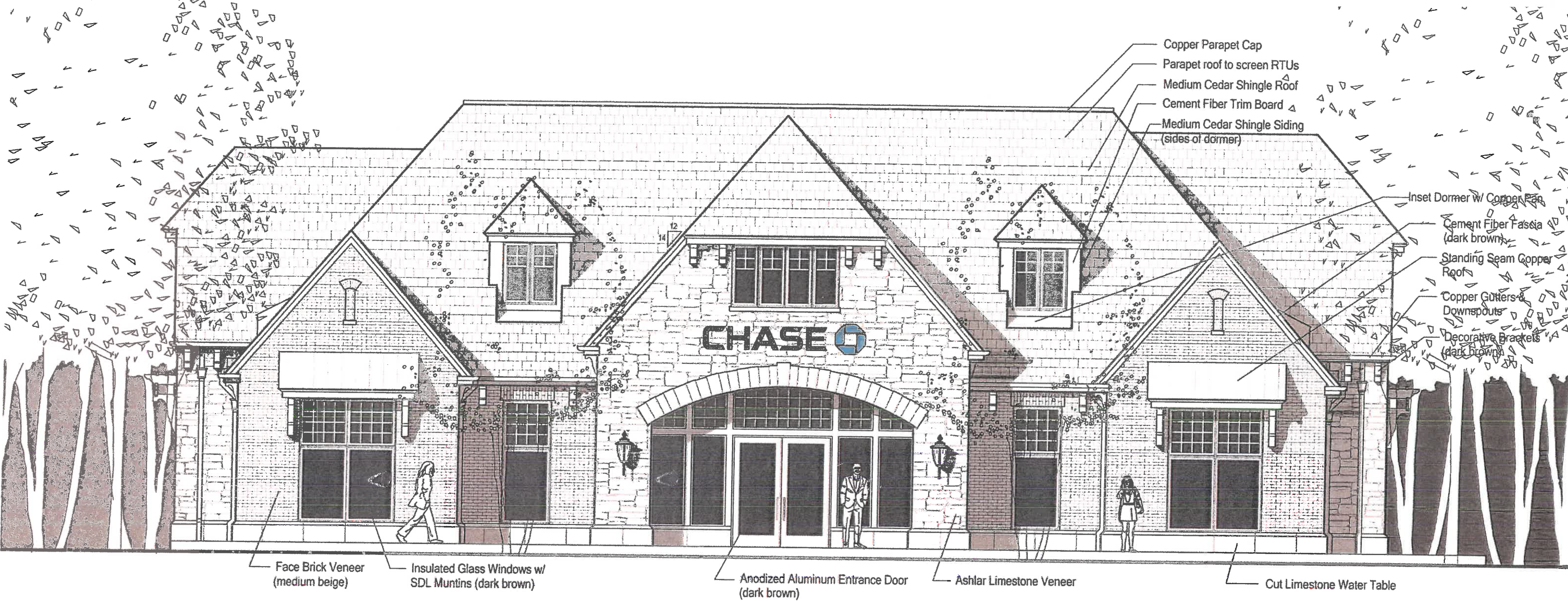
EAST ELEVATION

NOVEMBER 29, 2017



Architect/Designer
The Architects Partnership
200 South Michigan Avenue
Suite 1020
Chicago, IL 60604
t: 312.583.9800
e: tapchicago.com
TAP Project Number: 16155





CHASE
LAKE FOREST WAUKEGAN RD
884 SOUTH WAUKEGAN ROAD
LAKE FOREST, IL 60045

NORTH ELEVATION
NOVEMBER 29, 2017

RM SWANSON
ARCHITECTS
1930 AMBERLEY COURT
LAKE FOREST, ILLINOIS 60045
PHONE: (847) 357-8978
rm@swanson.com

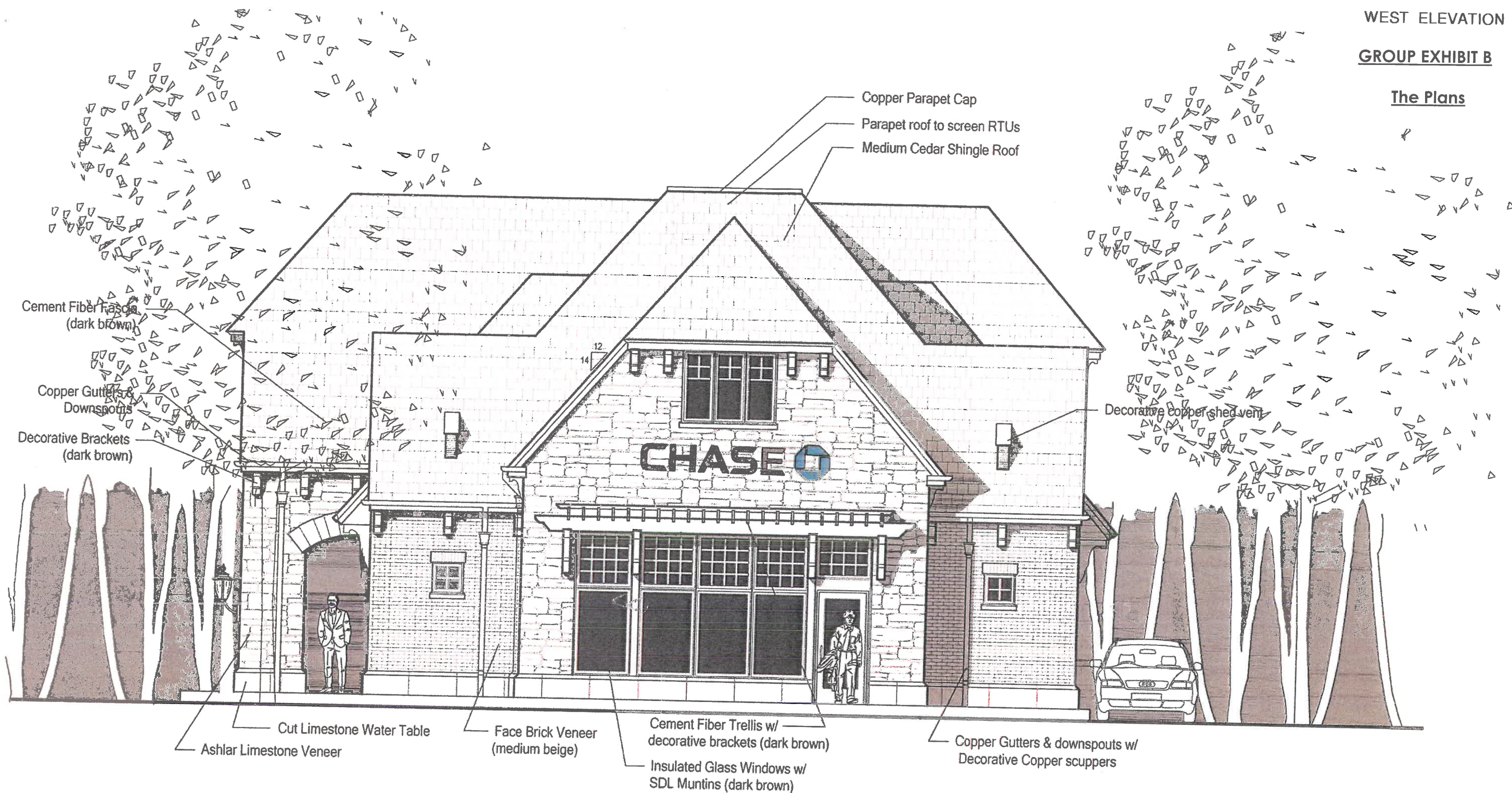
Architect/Designer
The Architects Partnership
200 South Michigan Avenue
Suite 1020
Chicago, IL 60604
t: 312.583.9800
e: tapchicago.com
TAP Project Number: 16155



WEST ELEVATION

GROUP EXHIBIT B

The Plans



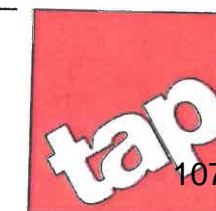
CHASE
LAKE FOREST WAUKEGAN RD
884 SOUTH WAUKEGAN ROAD
LAKE FOREST, IL 60045

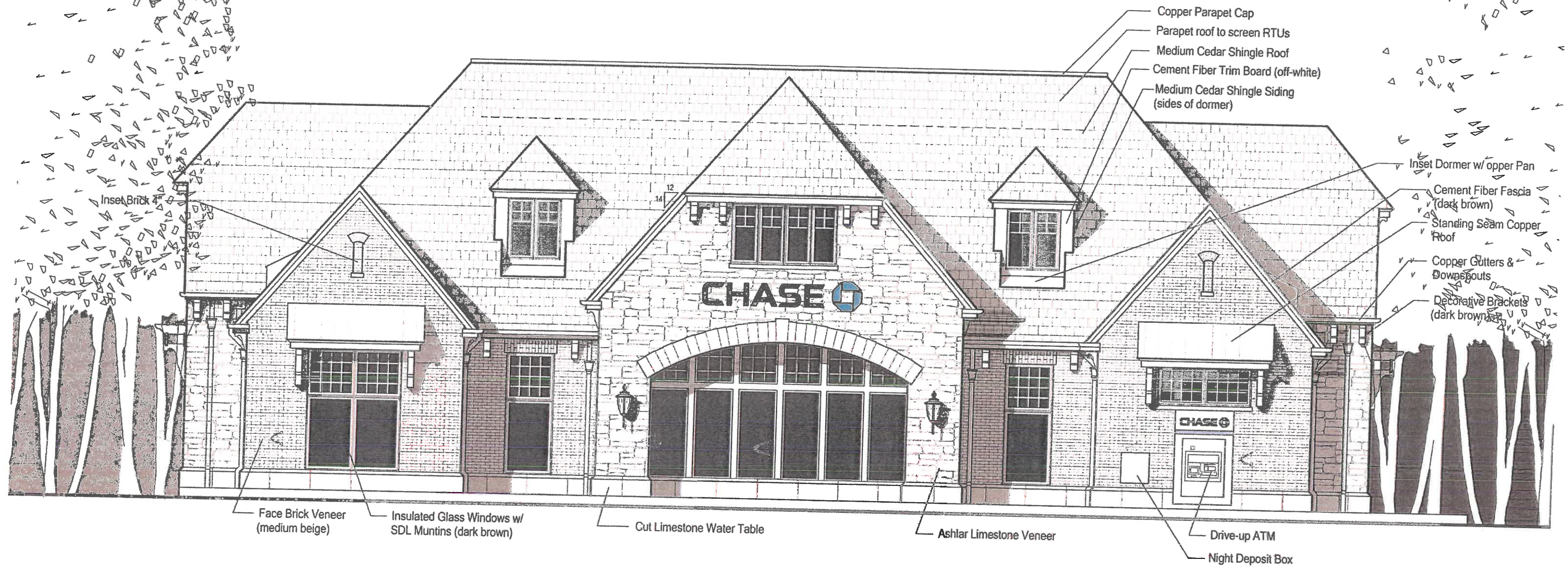
WEST ELEVATION

NOVEMBER 29, 2017

RM SWANSON
ARCHITECTS
1830 AMBERLEY COURT
LAKE FOREST, ILLINOIS 60045
PHONE: (847) 257-5970
rm@swanson.com

Architect/Designer
The Architects Partnership
200 South Michigan Avenue
Suite 1020
Chicago, IL 60604
t: 312.583.9800
e: tapchicago.com
TAP Project Number: 16155





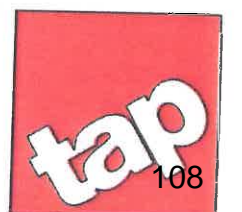
CHASE
LAKE FOREST WAUKEGAN RD
884 SOUTH WAUKEGAN ROAD
LAKE FOREST, IL 60045

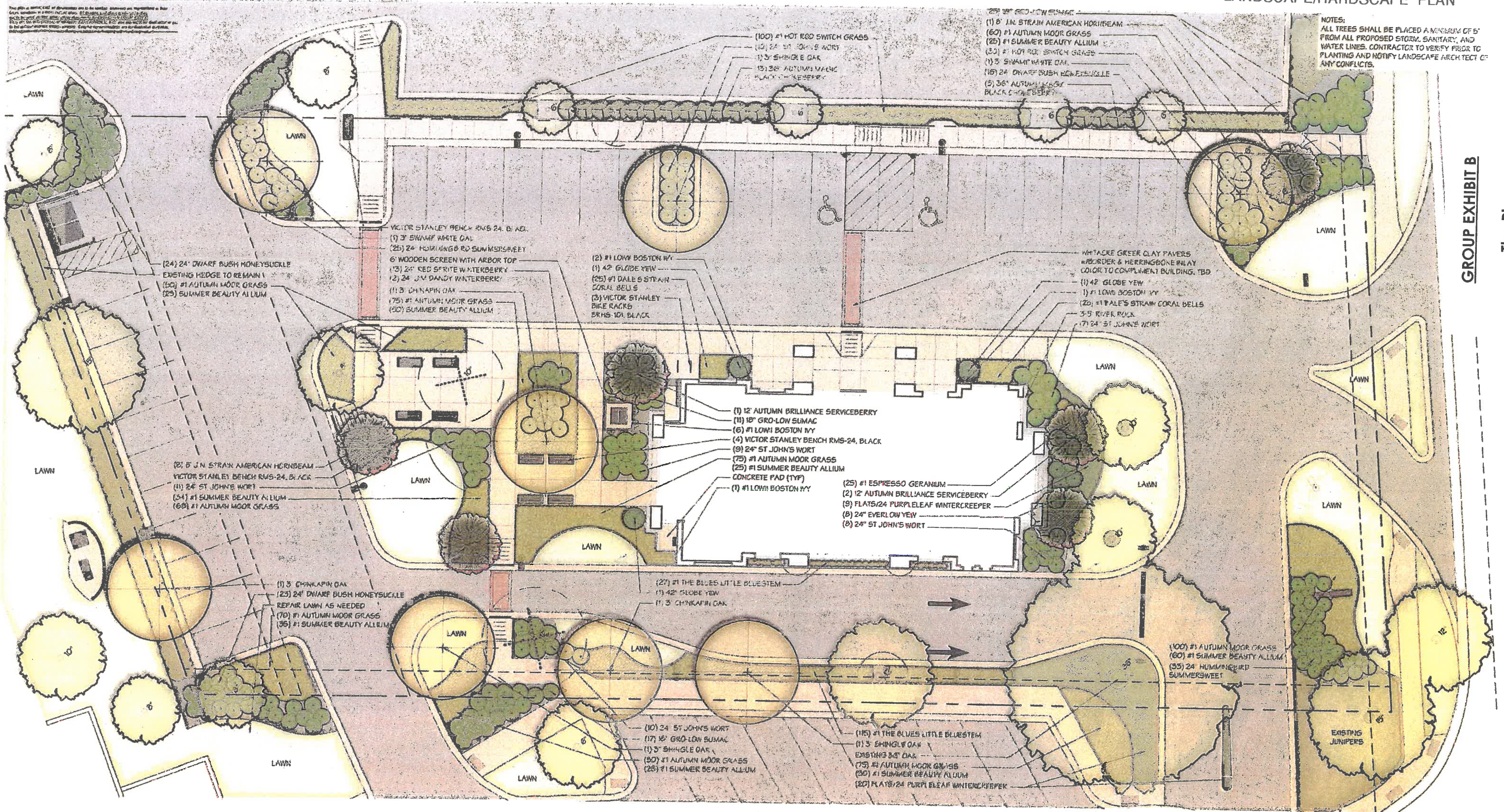
SOUTH ELEVATION

NOVEMBER 29, 2017

RM SWANSON
1930 AMBERLEY COURT
LAKE FOREST, ILLINOIS 60045
PHONE: (847) 857-8976
rswanson@rmson.com

Architect/Designer
The Architects Partnership
200 South Michigan Avenue
Suite 1020
Chicago, IL 60604
t: 312.583.9800
e: tapchicago.com
TAP Project Number: 16155





GROUP EXHIBIT B

The Plans

mariani
landscape

300 rockland road lake bluff, illinois 60044
tel: 847.234.2172 fax: 847.234.2754
www.marianilandscape.com

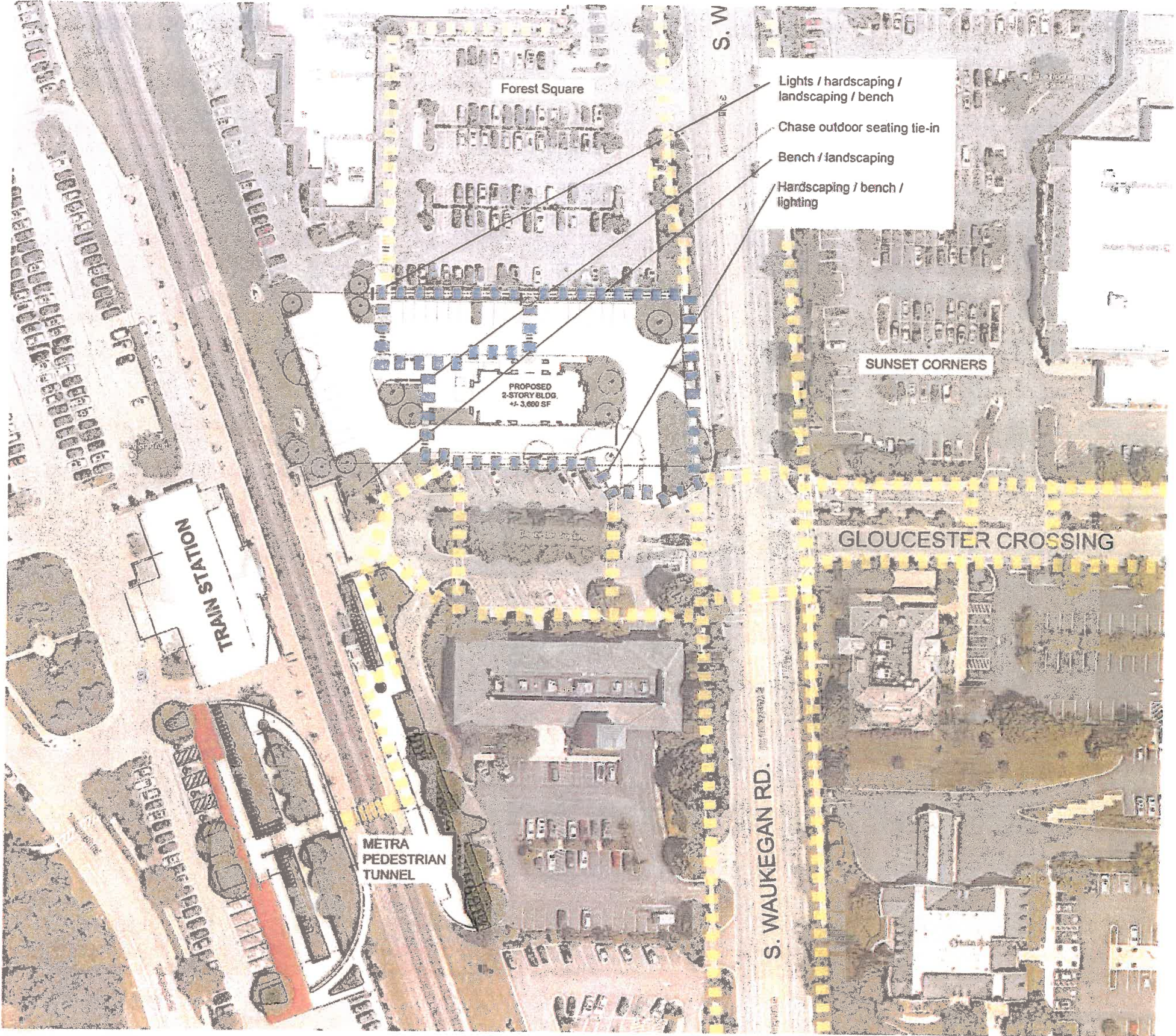
LANDSCAPE PLAN

SCALE: 1" = 10'-0" March 20, 2017 Revised December 13, 2017

CHASE
LAKE FOREST, IL



L7-0
Project No: CHA17018





Area of Request



PLAN COMMISSION REPORT AND RECOMMENDATION

TO:	Honorable Mayor Lansing and members of the City Council
DATE:	December 13, 2017
FROM:	Chairman Ley and members of the Plan Commission
SUBJECT:	<i>Special Use Permit – Chase Bank and Drive-Through Facility</i>

PROPERTY OWNERS

884 S. Waukegan Road LLC
Frank Mariani 50%
John Fiore, Jr. 50%

PROPERTY LOCATION

884 S. Waukegan Road

ZONING DISTRICT

B-1 Neighborhood

Petitioner: Chase Bank - Jon Krissoff, Market Director of Real Estate
Development Team: Timothy Meseck, The Architects Partnership
Allen Kracower, Kracower & Associates
Robert O'Donnell, Attorney

Summary of the Request

This is a request for a Special Use Permit to allow a bank branch and a drive-through for an automatic teller machine in the B-1, Neighborhood Business District. Banks and drive-through facilities require review and approval through the special use process in all commercial zoning districts. The new bank branch is proposed to be constructed at 884 S. Waukegan Road, which until recently, was the site of a McDonald's restaurant. Demolition of the existing building is proposed. The new building is proposed generally in the same foot print as the existing building. No changes are proposed to the existing curb cuts and the parking lot will also remain generally in the existing configuration, with minor changes.

The current property owner will retain ownership and will enter into a long term lease with Chase Bank.

Review of the Petition to Date

This petition was introduced to the Commission at the August, 2017 meeting and the public hearing was opened at that time. At the August meeting, members of the Commission raised questions about the B-1 District, its purpose, and the criteria upon which the Commission is charged with evaluating the petition.

The petition was again before the Commission in September, 2017. In response, to earlier questions the City Attorney provided the Commission with a memorandum to clarify the Commission's role and the special use process. The petitioner also provided additional information in response to the Commission's questions and in response to public comments. At the conclusion of the September meeting, the Plan Commission continued the petition a second time with specific direction to present the petition to the Building Review Board for consideration and input on the following:

- Whether the building as designed is adaptable for a future use.
- Whether the design of the building relates well to the larger context of the area and in particular, to Forest Square.

- The adequacy of pedestrian connections to and through the site to promote safe pedestrian access in the area.

In addition, the Commission directed that information be provided on the number of trips generated specifically by existing banks in the immediate area.

In December, 2017, the Commission continued considered of this petition. The requested information was provided to the Commission including details of the Building Review Board's evaluation as detailed below.

Summary of Building Review Board Consideration

The Building Review Board considered the petition at the November, 2017 meeting. Based on the direction and concerns raised by the Plan Commission at the September meeting, Plan Commission meeting and the November Building Review Board meeting, the petitioner, in response to the Commission's comments, redesigned the building and refined the exterior materials to respond more directly to the neighboring Forest Square development. The Commission suggested that the Chase Bank building may be more successful, and be more readily adaptively reused, if it appears as part of a whole, essentially an out building integrated with Forest Square, rather than a stand alone site.

To further the effort toward compatibility, Chase Bank consulted with a representative of the ownership of Forest Square as well as the original architect for Forest Square. The Building Review Board commended the overall design, the exterior materials, the incorporation of a small courtyard on the site and the thought given to pedestrian connections to Forest Square, the train station and Waukegan Road.

The Building Review Board voted 6 to 0 to recommend approval of the petition to the City Council.

Plan Commission Recommendation

After review over the course of three meetings as detailed above, the Plan Commission voted 6 to 0 to recommend approval of a Special Use Permit to authorize a Chase Bank branch and a drive-through for an automatic teller machine on property located at 884 S. Waukegan Road. The recommendation is based on a review of the materials submitted by the petitioner, public testimony, site inspections, a review of the applicable Code criteria and review of the petition by the Building Review Board. Findings in support of the recommendation are detailed in the Ordinance included in the Council packet. Recommended conditions of approval are detailed in the Ordinance as well.

Key Issues Considered by the Commission

Background

The B-1 Zoning District is intended to accommodate small retail and service businesses that meet the frequently recurring needs of residents in nearby neighborhoods. The neighborhood business district along Waukegan Road was developed and enhanced through a Tax Increment Financing District which was established in this area in the early 1990's. Today, this area includes a variety of businesses; retail, restaurant, professional offices, banks and medical offices. A Church, school and train station also area located in the area. Other banks are located in the B-1 District and banks in general serve a need of residents in the area.

Banks

This redevelopment project proposes a new bank. In recent years, there has been a significant amount of public discussion and dismay about the number of banks in the community. The

concern is that banks are displacing other types of businesses that better meet the daily needs of residents and produce sales tax revenues to support the City on an ongoing basis. Increasingly, the services of banks can be obtained on line, without the need to personally visit a bank on a weekly or even monthly basis. Testimony was presented that for certain services provided by banks, face to face interaction, visits to branch banks, are still desired and necessary.

The Commission heard testimony from people expressing disappointment that another bank is proposed along this stretch of Waukegan Road rather than a restaurant, service business or retail store. Currently, there are three banks in this block; Lake Forest Bank and Trust, Fifth Third Bank and The Private Bank. Importantly, the Commission evaluated the request for a Special Use Permit on the applicable Code criteria.

Existing Building

As noted above, the existing McDonald's building is proposed for demolition. The building is just over 20 years old and although unique in character and often called out as an example of a McDonald's that was designed in the context of the community, the building is not within a historic district or designated as an historic landmark. Unfortunately, the building has fallen into disrepair, likely due to deferred maintenance in anticipation of the end of the long term lease. If ultimately, demolition is approved, photo documentation of the building for the City archives, will be important. The Building Review Board recommended approval of the demolition of the existing building.

Traffic Study and Parking

A Traffic Study was completed by the petitioners and documents the obvious, that traffic generated by a bank at this location will be less than the traffic currently generated by McDonald's particularly during peak traffic times. Although a reduction in traffic during peak hours is positive from a congestion point of view, businesses that draw in customers to the area help to support the vitality of other businesses in the area. Chase Bank anticipates that as a National bank, the proposed branch bank will draw more customers to the area than some of the nearby local banks.

As noted above, no changes are proposed to the overall traffic circulation patterns or curb cuts.

The site provides more parking than is needed on a daily basis by a bank. Discussions have occurred with the owners of the commercial development to the north about the potential for shared use of parking spaces.

Pedestrian Connections

In response to direction from the Commission and in conformance with the Code criteria, the plan presented by Chase Bank provides for enhanced pedestrian connections to and through the property. The plan incorporates hardscape changes to delineate pedestrian pathways and small landscaped courtyard areas to offer an amenity to patrons and employees of the bank as well as other businesses in the area.

Landscaping

In general, the perimeter landscape areas will remain in generally the same configuration along with some plantings near the building. There is limited opportunity to significantly increase the plantings on the site. There are a few mature trees on the site that appear to be in good health. If this petition is approved, great care should be taken to avoid any disturbance to these trees, or the landscaped areas around them, to give them the chance to thrive and offer some sense of established landscaping on the site.




Mural

The mural by local artist, Mark McMahon, has been relocated from the close McDonald's restaurant to Gorton Community Center. The mural has been preserved for the community. Chase Bank provided financial support for the removal and re-installation.

CHASE RETAIL DISTRIBUTION NETWORK
LAKE FOREST, ILLINOIS
(AND SURROUNDING AREA)




-  EXISTING CHASE BRANCHES - (TYPE)
-  APPROVED NEW BUILD LOCATION
-  DOMINICKS IN-STORE BRANCH (CLOSED 2013)
-  1 MILE BRANCH BUFFER

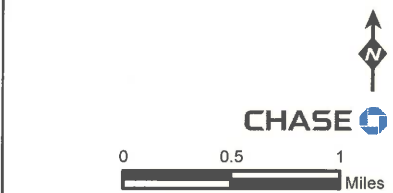
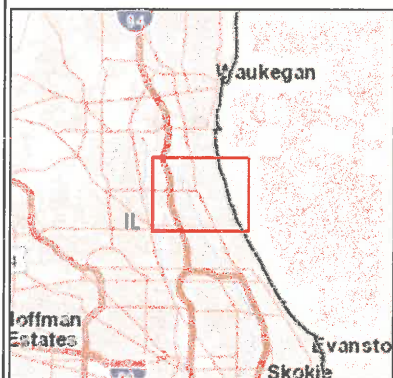
RETAILERS

-  GROCERS (MAJOR & BOUTIQUE)
-  DEPARTMENT/BIG BOX STORES
-  PHARMACY (CVS OR WALGREENS)

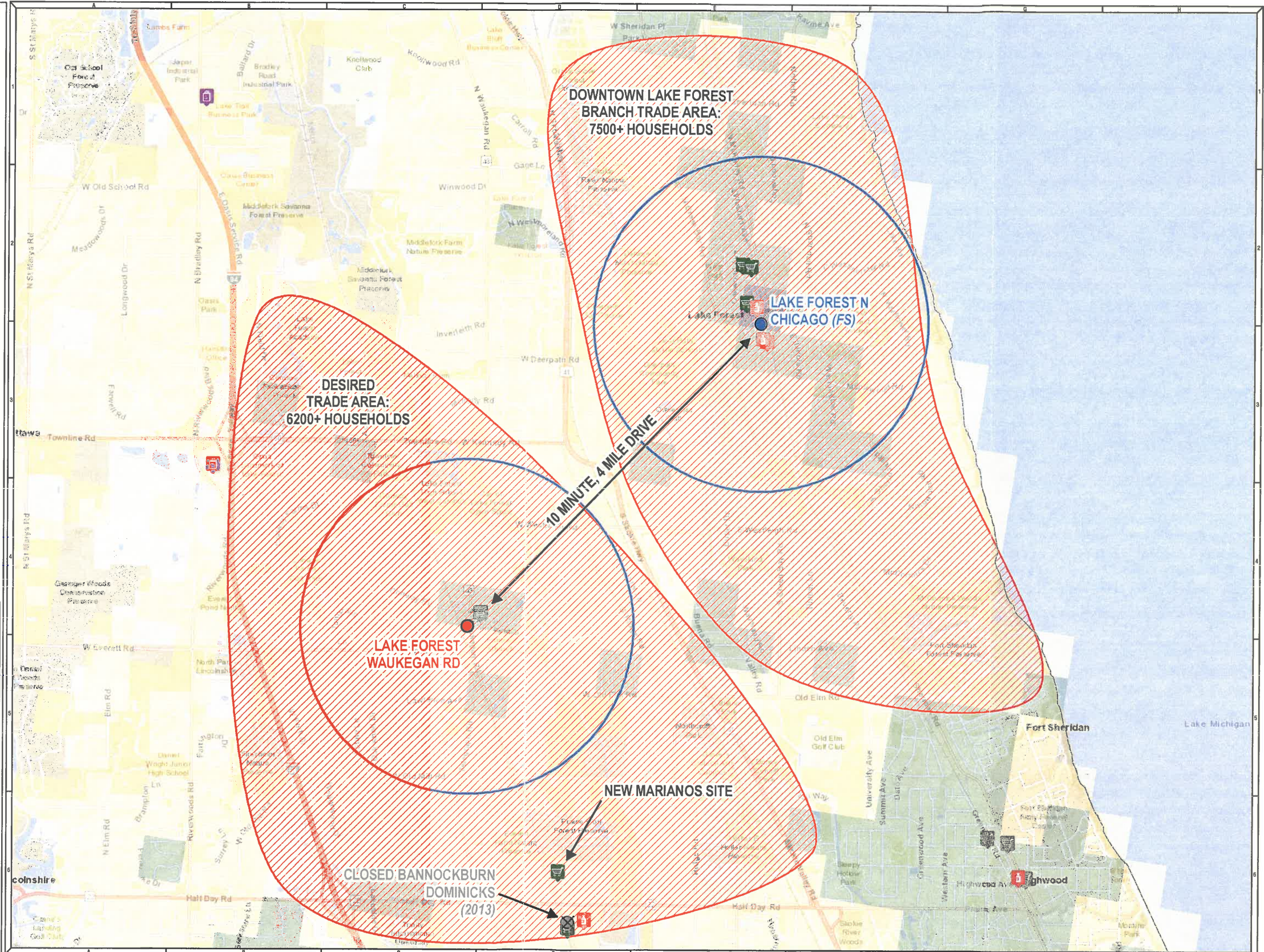
 BRANCH TRADE AREAS

**NUMBER OF HOUSEHOLDS BY GRID CELL
(NOVEMBER 2015)**

-  1 - 100 HOUSEHOLDS
-  100 - 500 HOUSEHOLDS
-  MORE THAN 500 HOUSEHOLDS



This Map is a Product of JPMorgan Chase, N.A.; Produced by Branch Planning - Columbus;
Site Data and Production Date: 9/5/2017

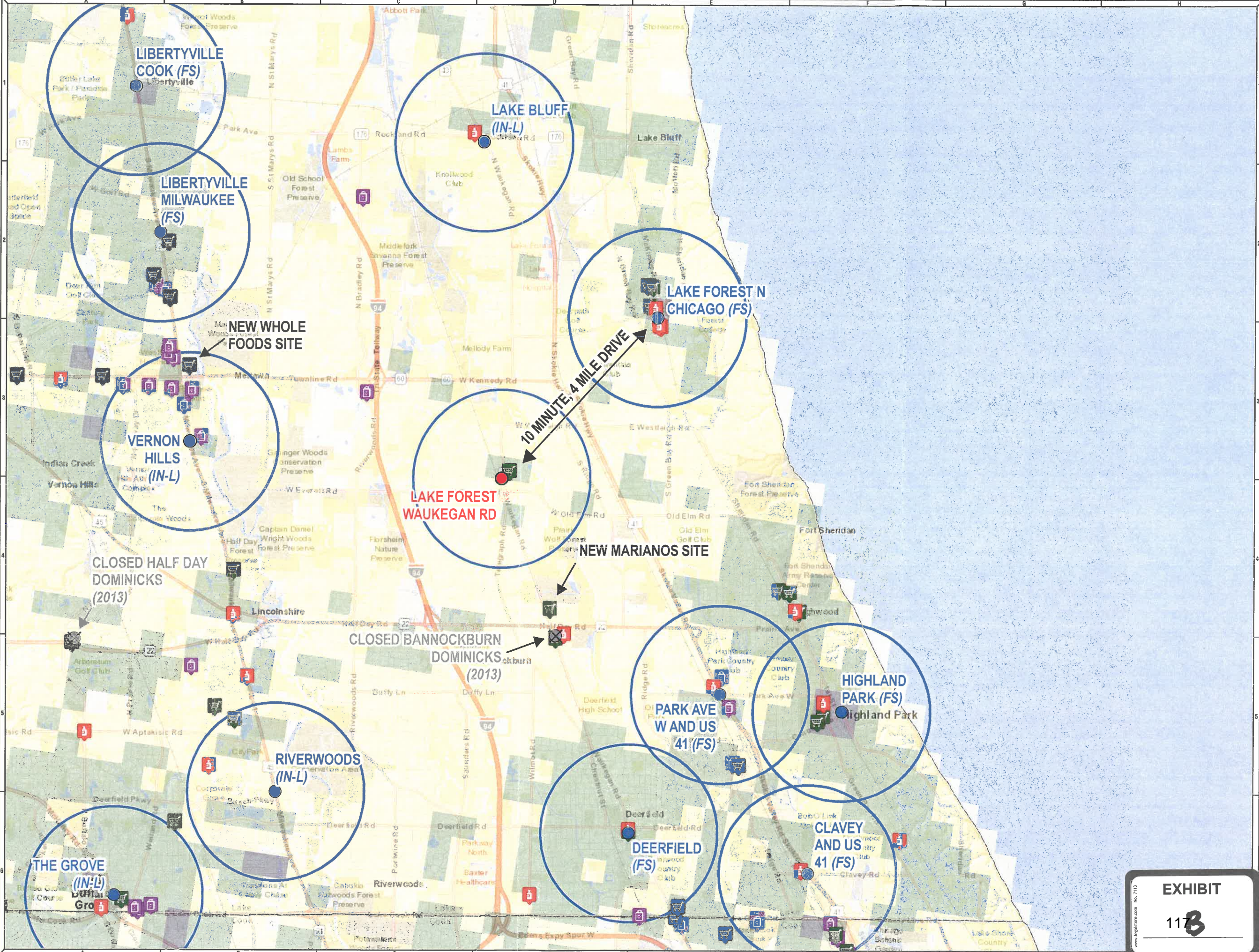
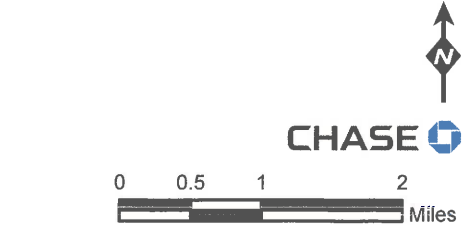
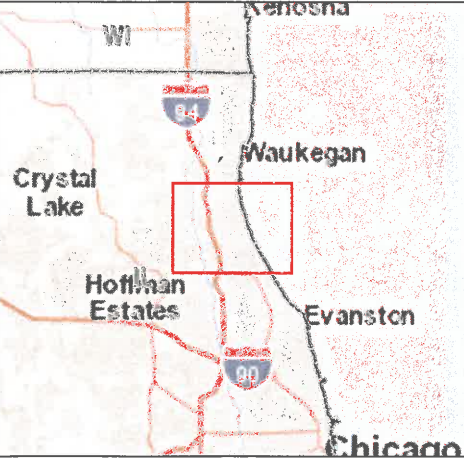


CHASE RETAIL DISTRIBUTION NETWORK
LAKE FOREST, ILLINOIS
(AND SURROUNDING AREA)

- EXISTING CHASE BRANCHES - (TYPE)
- APPROVED NEW BUILD LOCATION
- DOMINICKS IN-STORE BRANCH (CLOSED 2013)
- 1 MILE BRANCH BUFFER

- RETAILERS
- GROCCERS (MAJOR & BOUTIQUE)
 - DEPARTMENT/BIG BOX STORES
 - PHARMACY (CVS OR WALGREENS)

- NUMBER OF HOUSEHOLDS BY GRID CELL (NOVEMBER 2015)
- 1 - 100 HOUSEHOLDS
 - 100 - 500 HOUSEHOLDS
 - MORE THAN 500 HOUSEHOLDS



THE CITY OF LAKE FOREST

ORDINANCE NO. 2018- ____

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 884 S. WAUKEGAN ROAD

WHEREAS, 884 S. Waukegan Road LLC (Frank Mariani 50% and John Fiore Jr. 50%) ("**Owners**") are the owners of that certain real property commonly known as 884 S. Waukegan Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the B-1, Neighborhood Business District; and

WHEREAS, the Owners desire to construct a commercial building including site improvements and landscaping to the property ("**Improvements**") as depicted on the site plan 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 hearings held on November 1, 2017; 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 B-1 Neighborhood Business 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 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 the City's home rule authority and other statutory powers, 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. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans, as modified in conformance with the Board's deliberations as reflected on Exhibit C, Notice of Action, attached hereto.
- D. 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.

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if Owners have not (i) executed and (ii) thereafter filed with the City Clerk, within 60 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit 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 _____, 2018.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2018.

Mayor

ATTEST:

City Clerk

(00017881 2)



Building Review Board Notice of Action

On November 1, 2017, the City of Lake Forest Building Review Board considered the following petition:

Petition Address: 884 S. Waukegan Road
 Property Owners: 884 S. Waukegan Road LLC (Frank Mariani 50%, John Fiore Jr., 50%)
 Representatives: Jonathan Krissoff, Market Director Real Estate, JP Morgan Chase & Co.
 Timothy R. Meseck, Vice President, Architect's Partnership, Ltd.

Request: Consideration of a request for approval of demolition of the existing commercial building and approval of the design and exterior materials of a new commercial building for Chase Bank. Approval of an overall site plan, landscaping, exterior lighting and signage is also requested.

Board Action: The Board recommended approval of the demolition of the existing commercial building. (Board vote 6 to 0)

The Board recommended approval of the new commercial building and the conceptual site landscape plan subject to conditions of approval as detailed on **Exhibit A** which is attached and made a part of this Notice of Action. (Board vote 6 to 0)

The Board voted to continue consideration of the site lighting and signage to allow further refinement, identification of any variances requested and to allow the signage to be considered in the context of the building massing and visibility and the overall site.

*The Board's actions are based on the findings detailed on **Exhibit B** which is attached and made a part of this Notice of Action.*

This approval is valid for a period of 2 years *from the date of final approval by the City Council*. Upon review of final plans and a determination that the plans are consistent with the approvals granted and with all applicable Code provisions, permits will be issued to allow work to get underway on the site. No work is authorized until a building permit is issued and all applicable fees paid.

The following guidelines will help to expedite the City's review of your plans and the issuance of permits for your project.

- ✓ All construction drawings submitted for permits should accurately reflect the approvals granted and respond to any conditions of approval. City staff is available

to meet in advance of preparation of the final plans to discuss and resolve any open items.

- ✓ If the plans submitted for permit differ from the approvals granted, all changes including, but not limited to, changes to exterior materials, building massing, the site plan, grading, window or door placement or size, or architectural detailing should be highlighted clearly on the plans.
- ✓ If the plans submitted differ from the approvals granted, further Board and City Council review of the project may be required.
- ✓ Construction is required to begin within 90 days of the issuance of the permit. All construction must be consistent with the approved plans and must proceed in a diligent manner. If changes are desired or necessary after work is underway, please contact City staff to discuss the process for review of proposed revisions to the approved plans.

If you have any questions or need additional information, please contact Catherine Czerniak, Director of Community Development, czerniac@cityoflakeforest.com or 847-810-3504.

cc: Property Owner
Permit File
Notebook

Exhibit A
Conditions of Approval

1. Extraordinary efforts shall be taken to preserve and protect mature trees during construction as directed by the City's Certified Arborist.
2. No portion of the building, including any decorative or screening elements, shall exceed 35 feet.
3. The railing around the widow's walk shall be reconsidered and as determined to be appropriate by staff, removed or refined to avoid the appearance of excessive ornamentation.
4. Detailed studies shall be completed of the roof top mechanical equipment. The mechanical equipment shall be selected to fit within the parapet and not be visible from off of the site included from the train station platform to the west. If determined by City staff that additional screening of the mechanical equipment is needed, consideration shall be given to the installation of screening stepped back from the edge of the parapet. (The use of metal louvers has proven to be a discreet solution on other projects.)
5. The location of the downspouts shall be reflected on the drawings submitted for permit and shall be subject to review and approval by staff. The downspouts shall be located to avoid disrupting the symmetry of the building elevations.
6. The specific fixtures for the four decorative coach lights, two each on the north and south elevations, shall be submitted along with the plans submitted for permit. The source of the light shall be shielded from direct view. The lights shall be turned off after business hours.
7. Detailed drawings of the trash and recycling enclosure shall be included at the time the building plans are submitted for permit and will be subject to review and approval by staff. The enclosure shall provide adequate screening and keep the area secure. The enclosure shall be constructed of materials that are generally consistent with those used in construction of the building.
8. If brick and stone veneer is used, it shall be a minimum of four inches thick and shall be installed on site, by masons. The stone shall be true stone, not cast stone. Use of pre-fabricated panels is not permitted.
9. The final landscape plan shall be subject to review and approval by the City's Certified Arborist.
10. The mature trees on the site shall be protected and preserved as directed by the City's Certified Arborist.

Exhibit B – (Page 1 of 3)

Findings of Fact

Demolition

Criteria 1 – The existing structure itself, or in relation to its surroundings, does not have special historical, architectural, aesthetic or cultural significance to the community.

This criterion is met. As noted above, the structure was constructed about 20 years ago and is neither located within an historic district, nor designated as a local landmark. Although the structure has served as an upscale design for a fast food restaurant, it does not have special historical, architectural, aesthetic or cultural significance.

Criteria 2 – Realistic alternatives, including adaptive reuses, do not exist because of the nature or cost of work necessary to preserve the structure or to realize any appreciable part of its value.

This criterion is not met. The structure could be used by another fast food tenant or another commercial use with some modification.

Criteria 3 – The structure in its present or restored condition is unsuitable for residential, or a residentially compatible use; or fire or other casualty damage or structural deterioration has rendered the structure (and/or remains) an immediate health or safety hazard.

This criterion is not applicable to this petition.

Criterion 4 – The demolition and/or the replacement structure will not adversely impact the value of property within the neighborhood.

This criterion is met. No evidence has been presented that demolition of the structure will adversely impact the values of other properties in the business district. The Board's review of the replacement structure is intended to assure that the overall design, massing, architectural details, height and exterior materials will be compatible with and an enhancement to the neighborhood.

Criterion 5 – The demolition and replacement structure will be compatible with and not adversely impact the neighborhood character.

This criterion is met. The proposed replacement structure will not adversely impact the neighborhood character. The proposed structure is designed in a manner and is of a quality that is compatible and consistent with the surrounding development. In particular, the replacement structure is designed to relate closely to Forest Square and create the appearance, to some extent, of a consolidated development with some shared amenities including parking and pedestrian pathways. The Board's review is intended to assure that the proposed development will not adversely impact the overall character of the neighborhood or the character of the streetscape.
On balance, the criteria for demolition are satisfied.

Exhibit B – (Page 2 of 3)
Findings of Fact

New Commercial Building and Conceptual Landscape Plan

Site Design – This standard is met.

- As noted above, the overall site design remains the same. No changes are proposed in the ingress and egress, general parking layout or landscaped perimeter. The layout of the site has generally worked well during the time that McDonald's occupied the site.
- The petitioners state the intent to preserve the mature trees on the site. Assuring the protection of the mature trees is important to preserve the landscaped dominate character of this area that has evolved over time since the entire business district was redeveloped through the Tax Increment Financing District beginning about 23 years ago.

Building Elevations - Architectural Design – This standard is met.

- As noted above, the proposed building is located generally in the same foot print as the existing building and covers less than 10% of the site. Expanded green space is provided to the west of the building, some of the existing hardscape in this area will be removed.
- The building, to the highest peak, is proposed at 32 feet above the lowest point of adjacent grade. A maximum building height of 35 feet is permitted in the B-1 zoning district.
- The building is compatible with and relates to Forest Square to the north. Rather than appear as a stand-alone building, as designed, the building can be seen as an outlot to Forest Square, separate, but related.
- All four elevations of the building are consistently detailed. The building has four "fronts" since it is prominent from all four directions: from the Waukegan Road streetscape to the north, south and east; from Forest Square to the north, from the railroad station and from passengers on the train from the west; and from Gloucester Crossing and the Private Bank to the south.
- The architectural design is strong, but simple. A central primary mass defines the building with lower building masses flanking the east and west ends. Each elevation reflects symmetry. The large expanse of roof is broken by hipped roof dormers that echo the larger hipped element which serves as the entrance on the north elevation and is repeated on the south elevation.
- Architectural details include bracket detailing at the windows, decorative elements in the smaller gable ends on the north and south elevations, and shed roofs and a trellis accenting some of the windows.
- An aluminum widow's walk is proposed on top of the parapet, presumably to fully screen any roof top mechanical equipment. Consideration should be given to eliminating that element as it appears to be what it is, an element added to hide the roof top mechanical equipment. Studies should be completed to verify the height of the roof top equipment and to assure that it is screened by the parapet wall. If additional screening is required, metal louver panels, setback from the edge of the parapet wall, may be a less obtrusive solution.
- Copper gutters and downspouts are proposed. The location of the downspouts should be reflected on the plans submitted for permit.

Exhibit B – (Page 3 of 3)
Findings of Fact

- The trash and recycling enclosure is located in the northwest corner of the site. Detailed drawings of the enclosure are needed and should be generally consistent with the building.

Exterior Materials – This standard is met.

- In general, quality natural materials are proposed. True brick and stone are proposed but as veneer. It will be important to assure that the thickness of the bricks and stone is a minimum of four inches and that the materials are installed on site, rather than constructed as panels. Natural stone, rather than cast stone should be used.
- A cut limestone water table is proposed around the building.
- Synthetic material is proposed for the window and door trim, fascia and soffits. Wood should be used for these elements as well as for the brackets located at various locations around the building. The wood will add texture and character that will not be achieved with a synthetic product.
- On the east and west elevations, cement fiber trellises are proposed over the center windows. This material is appropriate given the commercial nature of the building and non-residential scale of the trellises.
- Simulated divided lite windows, with affixed interior and exterior muntins bars are proposed. Aluminum windows are proposed for durability and are appropriate for a commercial installation.
- As noted above, copper gutters and downspouts are proposed.

Landscaping – This standard is met.

- In general, the perimeter landscape areas will remain in generally the same configuration as exists today. Some enhancement of pedestrian connections to off site sidewalks, crosswalks and destinations are proposed.
- There is a limited opportunity to reduce impervious surface and plantings to the west of the building. The conceptual landscape plan takes advantage of this opportunity by providing benches and enhanced plantings in this area.
- As noted above, there are a few mature trees on the site that appear to be in good health. These trees should be protected and preserved.

RESOLUTION NO. 18-__

RESOLUTION RESTATING AND REAFFIRMING THE CITY OF LAKE FOREST'S OPPOSITION TO THE CHICAGO-MILWAUKEE INTERCITY PASSENGER RAIL CORRIDOR PROPOSAL AND REAFFIRMATION OF THE CITY'S REQUEST FOR AN ENVIRONMENTAL IMPACT STATEMENT

WHEREAS, The City of Lake Forest (the "City") is a home rule municipality in accordance with the Constitution of the State of Illinois of 1970;

WHEREAS, the Wisconsin Department of Transportation ("WisDOT") and the Illinois Department of Transportation ("IDOT"), in partnership with Amtrak, are proposing to increase the existing Amtrak Hiawatha Service from fourteen (14) trips per day to twenty (20) trips per day, (or an increase from seven (7) round trips per day to ten (10) round trips per day) between Chicago, Illinois and Milwaukee, Wisconsin;

WHEREAS, to support the increase in frequency, construction is proposed along a portion of the rail line, commonly known as the Metra Milwaukee District North Line ("MD-N"), which is within the corporate boundaries of the City;

WHEREAS, the additional Amtrak trains result in the need for proposed system improvements (the "Project") within the MD-N right-of-way in the City in order to mitigate the impact of the increase in Hiawatha Service on existing freight operations;

WHEREAS, the proposed Project includes a "Rondout Third Main Track" or "Rondout Siding Extension" from Rondout approximately 13,000 feet south to approximately Rt.60 as well as a "Universal Crossover" located north of Conway Road within the Metra right-of-way;

WHEREAS, in order for the Project to receive approval from the U.S. Department of Transportation Federal Railway Administration (the "FRA" which is the lead federal agency for the Project), an Environmental Assessment (an "EA") is required;

WHEREAS, the Chicago-Milwaukee Intercity Passenger Rail Corridor Draft Environmental Assessment (the "EA") was released on October 6, 2016;

WHEREAS, in reaction to the draft EA, the City and its residents voiced concerns about the potential public health, safety, welfare and environmental issues associated with locating a new third track near residential areas of the City and through the pristine and environmentally sensitive Middlefork Savanna as well as concerns about increased noise and vibration from the freight activity, concerns about idling freight trains, longer delays at crossing gates, inevitable diminution of property values and stated that the draft EA failed to properly address these issues;

WHEREAS, in response to the draft EA, the City has taken the following actions:

A. Participated with the Villages of Glenview, Northbrook, Deerfield and Bannockburn to explore opportunities for eliminating undesirable impacts from the Project;

B. Approved Resolution 2016-43, dated November 7, 2016 which expressly conveyed to the FRA that the draft EA "provides no supporting documentation on air quality, noise, vibration and other health and safety impacts for residents living adjacent to the proposed Rondout Alternative 1 or 2 holding track..." and requested an extension of the Public Comment Period and further environmental

documentation through an Environmental Impact Statement (“EIS”) due to significant health, safety and environmental concerns raised in the Hanson Professional Services, Inc. report to the City dated November 8, 2016;

C. On March 20, 2017, the City Manager corresponded with representatives of IDOT and WisDOT and conveyed the City’s concurrence with the US EPA’s comments and the recommendations set forth in its November 8, 2016 letter regarding the impact of each of the proposed improvements on freight operations and requesting an assessment of the Project’s potential impact on air quality, emissions, noise, and public safety;

D. On November 27, 2017, the Mayor wrote a letter to Congressman Schneider and Congresswomen Schakowsky, which was copied to the appropriate agencies, expressing the City’s support for their letter of October 13, 2017 wherein they requested a “full and fair study of potential freight impacts ensuing from the proposed addition of a third track so that preventive steps can be taken”;

E. The Mayor and members of the City Council have on several occasions publicly expressed their opposition to the proposed third track and the potential freight impact, including but not limited to noise, vibrations, emissions, traffic delays and freight mishaps;

WHEREAS, the City believes the Chicago-Milwaukee Intercity Passenger Rail Corridor Draft EA released October 6, 2016 requires further environmental documentation by the FRA and a full EIS, including a freight impact study, prior to its consideration of a Finding of No Significant Impact (the “FONSI”), which makes the Project eligible for Federal funding;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of The City of Lake Forest, Lake County, Illinois as follows:

Section 1: The facts and statements contained in the preamble to this Resolution are found to be true and correct and are incorporated as part of this Resolution.

Section 2: For the reasons set forth herein, the Mayor and City Council of The City of Lake Forest, Lake County, Illinois, do hereby strongly and clearly reiterate their concerns about the findings and recommendations of the October 6, 2016 draft EA as enumerated in its Resolution 2016-43 and the City Manager’s letter of March 30, 2017.

Section 3: The City hereby reiterates its prior request that a complete EIS and a freight impact study be undertaken to fully and properly assess the noise, vibration and other related health and safety issues on adjacent residential properties as encouraged by Congressman Schneider and Congresswomen Schakowsky.

Section 4: The City Council is opposed to the Project and to any increased freight traffic on the Metra MD-N Line because of the City’s Council’s strong belief that it will create unacceptable health, safety and environmental impacts to our community.

Section 4: The City Clerk be and is hereby authorized and directed to send certified copies of this Resolution to WisDOT, IDOT, Metra, Amtrak and the Federal Railway Administration.

Section 5: The Mayor and City Manager are hereby directed to continue working with representatives of the Villages of Glenview, Northbrook, Deerfield, and Bannockburn and with our residents and representatives of ACTION to further explore opportunities to influence WisDOT, IDOT, Amtrak and the FRA and to discourage the construction of this Project or any other project improvements which would negatively impact the health, safety or welfare of our residents.

Section 6: This Resolution shall be in full effect from and after its passage and approval.

PASSED this _____ day of _____, 2018.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this ____ day of _____, 2018.

Robert T E Lansing, Mayor
The City of Lake Forest, Lake County, IL

ATTESTED and FILED in my office the
____ day of _____, 2018.

THE CITY OF LAKE FOREST

RESOLUTION NO. _____

**A RESOLUTION INITIATING AN UPDATE TO THE CITY OF LAKE FOREST
COMPREHENSIVE PLAN AND DIRECTING CITY STAFF AND THE PLAN COMMISSION TO
UNDERTAKE ACTIONS NECESSARY TO IMPLEMENT THE UPDATE PROCESS**

WHEREAS, The City of Lake Forest (the "**City**") is a home rule special charter municipality established and existing in accordance with the Constitution of the State of Illinois of **1970**; and

WHEREAS, the City has a long tradition of thoughtful planning; taking stock of existing conditions and realities, and looking forward; and

WHEREAS, the City has enjoyed the benefits of a City Plan since 1929; and

WHEREAS, the City's first Comprehensive Plan was adopted in 1955 and was subsequently updated and amended on multiple occasions with the last comprehensive update occurring in 1998; and

WHEREAS, the Comprehensive Plan is intended to serve as a guiding document with respect to development and redevelopment to assure protection and preservation of the City's distinctive character, vitality, property values and valued quality of life; and

WHEREAS, the update process will provide for engagement of stakeholders; residents, business owners, property owners, local institutions and other interested parties and careful deliberation by the Plan Commission and City Council.

**NOW, THEREFORE, BE IT RESOLVED 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 incorporated in, and made a part of, this Resolution by this reference as findings of the City Council of The City of Lake Forest.

SECTION TWO: DIRECTION TO CITY STAFF. The staff is directed to proceed with the steps necessary to undertake an in depth review and update of the Comprehensive Plan generally in conformance with **Exhibit A**, attached hereto and made a part hereof.

SECTION FOUR: DIRECTION TO THE PLAN COMMISSION. The Plan Commission is directed to consider amendments to the Comprehensive Plan through a phased review process, based on input received from consultants, various interested parties and City staff. The Commission is directed to forward a series of recommendations to the City Council as the review of each section or chapter of the Comprehensive Plan is completed.

SECTION FIVE: EFFECTIVE DATE. This Resolution shall be in full force and effect upon the passage and approval.

PASSED THIS _____ DAY OF _____, 2018.

AYES:

NAYS:

ABSENT:

APPROVED THIS _____ DAY OF _____, 2018.

Mayor

ATTEST:

City Clerk

What is the Timeline?

Phase 1 (April - December 2018)

Housing

Waukegan Road Business District

Phase 2 (July 2018 - May 2019)

Central Business District/Route 60 Corridor/Route 41 Business District

Development/Redevelopment Opportunity Areas

Overall Land Use Patterns/Special Study Areas

What is the Timeline?

Phase 3

(February - July 2019)

Transportation - Infrastructure/Alternative Modes
Sustainability/Environment
Community Character/Preservation/Quality of Life

Phase 4

(June - November 2019)

Alignment of Chapters - Final Amendments
Overall Implementation

How will it be Accomplished?

Council Resolution Initiating Update
Engage Consultant(s)
Detailed Work Plan
Topic Experts/Advisory Groups
Data Collection/Analysis
Community Engagement
Draft Updated Chapters
Public Hearing Process
Discussion/Deliberation
Council Consideration/Adoption

Who will be Involved?

Topic Experts/Advisory Groups

Consultants

Property/Business Owners

Residents

City Staff

Plan Commission

Mayor and City Council