

The City of Lake Forest  
CITY COUNCIL  
***Proceedings of the Monday, July 16, 2018***  
City Council Meeting - City Council Chambers

CALL TO ORDER AND ROLL CALL: Honorable Mayor Lansing called the meeting to order at 6:31pm, and the City Clerk, Margaret Boyer called the roll of Council members.

Present: Honorable Mayor Lansing, Alderman Beidler, Alderman Morris, Alderman Newman, Alderman Rummel, Alderman Reisenberg, Alderman Moreno and Alderman Buschmann.

Absent: Alderman Preschlack

There were approximately 100+ persons present in the Council Chamber.

CALL TO ORDER AND ROLL CALL **Immediately following the Finance Committee Meeting**

Mayor Lansing called the meeting to order 7:17pm

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

**REPORTS OF CITY OFFICERS**

**COMMENTS BY MAYOR**

Mayor Lansing stated that in recognition of the high level of interest in the water way car wash petition he would advance the item. He stated that before Staff presents the recommendations from the Plan Commission and the Building Review Board, he wanted to thank all involved all in this petition for their time, careful thought and effort, and that consistent with tradition in the Chambers, all opinions are welcome and the Public Hearing on this matter is closed. He stated that there will be no clapping or jeering as this defers open and free discussion on any topic.

- 1. Consideration of Recommendations from the Plan Commission and Building Review Board Pertaining to a Request for Approval of a Special Use Permit to Authorize Redevelopment of Property Located on the Southeast Corner of Everett and Waukegan Roads with Waterway Car Wash, Gas Station and Convenience Store; and Related Design Approvals. (Final Consideration of Ordinances)**

Mayor Lansing introduced Catherine Czerniak, Director of Community Development. Ms. Czerniak presented the history of the petition that included the Plan Commission, the Building Review Board and the City Council. Ms. Czerniak gave a summary overview of the site plan and conditions of approval that included hours of operation, noise mediation, adaptive reuse, landscape screening exterior lighting and signage. Ms. Czerniak stated the Building Review Board and Plan Commission did not have an easy time with this petition and it is now forwarded to City Council with a split vote for final consideration.

Ms. Czerniak reported that the options for City Council action included Approval of a Special Use Permit and related design aspects of plans OR deny Special Use Permit and direct the staff and City Attorney to prepare findings in support of denial for Council ratification.

Each member of the Council gave their opinion. The City Council had lengthy discussion on topics that included: traffic, congestion, landscape plan, noise, impact to neighbors, zoning, permitted uses, ingress/egress, site being too small for what is being proposed, approvals from IDOT and current City Code. The City Council thanked the petitioner, the Boards and Commissions and the Citizens for their patience during the process.

Mayor Lansing opened up public comment offering the opportunity to speak to a number of residents who then declined based on the City Council discussion. Mayor Lansing asked if there was anyone who wished to speak.

Tim Pier offered his opinion to the Council noting a good decision and to ask the Council to give consideration to future uses of the site. Mayor Lansing offered involvement in the review of The City of Lake Forest Comprehensive Plan.

Gretchen Sidell offered her opinion to the City Council and asked that the site be cleaned up.

Mayor Lansing asked if there was anyone else from the public who wanted to comment. Seeing none, he asked for a motion.

**COUNCIL ACTION: If determined to be appropriate by the City Council, approve an ordinance granting a Special Use Permit authorizing Waterway Car Wash, in conjunction with a gas station and convenience store, on property located on the southeast corner of Everett and Waukegan Roads and approving the overall redevelopment plan all subject to conditions, as recommended by the Plan Commission, and as detailed in the ordinance, limiting and regulating the site development and the operations of the business on the site.**

**AND**

**If determined to be appropriate by the City Council, waive first reading and grant final approval of an ordinance approving the design aspects of the Waterway development subject to conditions, as recommended by the Building Review Board, and as detailed in the ordinance, relating to building and site design, landscaping, perimeter treatment, lighting and signage.**

Alderman Buschmann made a motion to approve an ordinance granting a Special Use Permit authorizing Waterway Car Wash, in conjunction with a gas station and convenience store, on property located on the southeast corner of Everett and Waukegan Roads and approving the overall redevelopment plan all subject to conditions, as recommended by the Plan Commission, and as detailed in the ordinance, limiting and regulating the site development and the operations of the business on the site and should the motion be denied- Staff would be directed to prepare findings in support of denial for Council ratification at a future meeting, seconded by Alderman Moreno. The following voted "Aye": None. The following voted "Nay": Alderman Beidler, Morris, Newman, Rummel, Reisenberg, Moreno and Buschmann. 0- Ayes, 7- Nays, motion failed.

Based upon the prior action, the motion for final approval from the Building Review Board was not necessary.

At 8:08pm, Mayor Lansing called a 5 minute recess.

Mayor Lansing resumed the meeting at 8:15PM

**A. Approval of a Contract with GovHR USA to Perform City Manager Recruitment Search**

Mayor Lansing reported that at the July 2, 2018, Executive Session of the PCA Committee meeting, City Manager Robert Kiely informed the Committee of his intent to retire effective January 30, 2019. At that time, Heidi Voorhees, President of executive recruitment firm GovHR USA, presented a proposal to conduct the search for the City Manager's replacement.

The PCA Committee recommended GovHR USA to the full City Council in their July 2, 2018 Executive Session. Ms. Voorhees attended to present her proposal and to respond to questions from the City Council.

Mayor Lansing reviewed the anticipated timeline and reported that the City Council will appoint a new City Manager at its December 17 meeting.

Mayor Lansing asked for a motion.

**COUNCIL ACTION: Approval of a Contract with GovHR USA to Perform City Manager Search.**

Alderman Rummel made a motion for approval of a Contract with GovHR USA to Perform City Manager Search, seconded by Alderman Beidler. The following voted "Aye": Aldermen Beidler, Morris, Newman, Rummel, Reisenberg, Moreno and Buschmann. The following voted "Nay": None. 7- Ayes, 0 Nays, motion carried.

**B. 2018-2019 Board and Commission Appointments/Reappointments**

**ZONING BOARD OF APPEALS**

NAME OF MEMBER	APPOINT/REAPPOINT	WARD
Mark Pasquesi	Appoint as Chair	4

**COUNCIL ACTION: Approve the Mayors Appointment**

Alderman Moreno made a motion to approve the Mayors appointment, seconded by Alderman Newman. Motion carried unanimously by voice vote.

**COMMENTS BY CITY MANAGER**

City Manager Robert Kiely Introduced Joanna Rolek, Executive Director Lake Forest Lake Bluff Chamber of Commerce.

**A. Request for Approval of a Special Event Permit for "Lake Forest Uncorked – A Celebration of Sips, Nibbles, Music and Community", a Fundraising Event to be Hosted by the Lake Forest/Lake Bluff Chamber of Commerce on Friday, September 14, 2018**

Joanna Rolek, Executive Director Lake Forest Lake Bluff Chamber of Commerce, reported that the Chamber hosts approximately fifty events per year and the proposed event is a fundraiser that would benefit the Chamber. Ms. Rolek reviewed the details of the event that included that capacity is capped at 300, admission is \$50/person and \$90/person VIP.

The City Council had discussion on additional options for fundraising.

**COUNCIL ACTION: Approve a Special Event Permit and Liquor License as requested by the Chamber to support “Lake Forest Uncorked- A Celebration of Sips, Nibbles, Music & Community”, to be held on Friday, September 14, 2018**

Mayor Lansing asked if there was anyone from the public who wanted to comment. Seeing none, he asked for a motion.

Alderman Rummel made a motion for approval of a Special Event Permit and Liquor License as requested by the Chamber to support “Lake Forest Uncorked- A Celebration of Sips, Nibbles, Music & Community”, to be held on Friday, September 14, 2018, seconded by Alderman Moreno. The following voted “Aye”: Aldermen Beidler, Morris, Newman, Rummel, Reisenberg, Moreno and Buschmann. The following voted “Nay”: None. 7- Ayes, 0 Nays, motion carried.

<b>COMMITTEE REPORTS</b>
--------------------------

**FINANCE COMMITTEE**

**1. GFOA Award Presentation**

Alderman Jed Morris, Chairman of the Finance Committee, reported the City recently received notification that it has once again been awarded the Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting for its FY17 comprehensive annual financial report. The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment is a significant accomplishment by a government and its management.

The GFOA is a nonprofit professional association serving more than 19,000 government finance professionals in the United States and Canada. The City has received this prestigious award for the 39<sup>th</sup> consecutive year. The GFOA awarded the Certificate of Achievement to 4,299 governmental units for the fiscal year ended 2016. In Illinois, 338 organizations received the award – 4.9% of the total 6,963 units of Government in the state

In addition to the Certificate of Achievement, an Award of Financial Reporting Achievement is presented by the GFOA to the individual designated as instrumental in their government unit’s achievement of the Certificate. Alderman Morris reported that he was pleased to present this award to Diane Hall, Assistant Finance Director, who serves as the primary liaison to the City’s independent audit firm, coordinating the annual audit process and preparation of the City’s CAFR.

Alderman Morris presented the award and photos were taken.

**\*\*\*PUBLIC HEARING ON THE CITY’S ANNUAL APPROPRIATION ORDINANCE\*\*\***

Mayor Lansing opened the Public hearing at 8:35pm

**Open Public Hearing**

**2. Consideration of the Annual Appropriation Ordinance for FY2019 and Approval of Rollovers (Final Reading – Public Hearing Required)**

Elizabeth Holleb, Finance Director, reported the first reading of this Ordinance was at the Council's June 4 Meeting. The City Council previously approved a Comprehensive Fiscal Plan, 5 year budget and 5 year capital improvement program. There are some differences between the budget and Appropriation Ordinance. The Appropriation Ordinance includes the Library, which was not included in the budget approved at the May 7, 2018 City Council meeting. The Library expenses are approved by the Library Board. Debt service payments are included in the budget, but are excluded from the Appropriation Ordinance. The ordinances approving the debt issues serve as the legal authorization for these annual expenditures. Additionally this includes rollovers either started or not completed in 18-19 fiscal year, the detail listed by fund. Ms. Holleb stated that the City controls expenditures through its annual budget.

Mayor Lansing asked if there was anyone from the public who wanted to comment. Seeing none, he asked for a motion.

**COUNCIL ACTION: Conduct a public hearing on the City's FY2019 Annual Appropriation Ordinance. Upon closing the public hearing, it is recommended that the City Council consider approval of the final reading of the Ordinance (page 41) and the rollovers. A copy of the ordinance is available for review by the public in the City Clerk's office.**

Alderman Rummel made a motion for approval of the final reading of the Ordinance and the rollovers, seconded by Alderman Moreno. The following voted "Aye": Aldermen Beidler, Morris, Newman, Rummel, Reisenberg, Moreno and Buschmann. The following voted "Nay": None. 7- Ayes, 0 Nays, motion carried.

#### **Close Public Hearing**

Mayor Lansing closed the Public Hearing with the vote on the ordinances and Rollovers at 8:40pm

#### **PUBLIC WORKS**

##### **1. Approval of Agreements for a Design / Build Approach to Repair the Ravine and Bluff Failure Adjacent to the North Beach Access Road**

Mayor Lansing introduced Michael Thomas, Director of Public Works.

Michael Thomas, Director of Public Works, reported that there have been some modifications to the approach for repair since the release of the City Council packet. He gave an overview of the history of bluff failure that occurred on June 27.

Mr. Thomas reported that during fiscal year 2019, City staff had planned to perform repairs in the ravine adjacent to the North Beach Access Road. On March 20, 2017, the City Council approved an agreement with AECOM to provide a final design and specifications for the ravine's repair. Heavy rains in July caused additional damage to the ravine and began to undermine the roadway's curb and gutter. For the additional design services and modifications that were needed for the final plans, the City Council approved a change order for AECOM on August 7, 2017. The design progressed over the winter and spring months and permit applications were submitted to both Lake County Storm Water Management Commission (LCSWMC hereafter) and the Army Corps of Engineers. To date, the City has received LCSWMC's permit and is anticipating receiving Army Corps of Engineer's permit by late July 2018.

At the July 2, 2018 City Council meeting, staff requested City Council's approval to hire the engineering firm AECOM and the construction firm John Keno & Company, a total cost for design / build services for the repair of both the ravine and bluff failures. Mr. Thomas reported that staff and representatives from both AECOM and John Keno & Company met with members of the Forest Park Preservation Board on the

morning of July 10 to view both the ravine and bluff and to discuss the proposed solutions. Below is a table that reviews both status and repair options.

Secured Project Costs from AECOM and John Keno and Company, Inc.

Engineering Bluff Failure Design Services (AECOM)	\$68,000
Engineering Bluff Failure Construction Services (AECOM)	\$42,000
Construction Bluff Failure (John Keno & Company, Inc.)	\$371,200
10% Contingency	\$48,120
<u>TOTAL</u>	<u>\$529,320</u>

Forest Park Preservation Board letter received today (7/16/2018) in support of exploring more options to repair the bluff

Option #	Description	Est. Cost	Est. Tableland Removal
1	Re-grading to 2:1 slope	\$481,200	~30 Feet
2	Installation of one soldier pile wall & wall tie backs	\$1,000,000	~10 Feet
3	Installation of two soldier pile walls & wall tie backs	\$1,500,000	0 Feet
4	Re-routing (eastward) the north/south leg of the NBAR	\$750,000	0 Feet

The City's Forestry Section is developing a tree inventory of the area

Mr. Thomas recommended the following modified City Council actions:

Ravine: Proceed with repair (AECOM, Keno Construction, contingency) as noted

Bluff: Request price estimates from AECOM & Keno Construction on four options. To obtain option pricing, approve \$10,000 to AECOM and \$30,000 to Keno Construction. Review pricing at special City Council meeting, August 20.

The City Council had lengthy discussion on all options, additional options, and current condition of the bluff, public safety, access to the beach, funding, and possible public private partnerships for funding, residents adapting to circumstance and taking pause to make sure that actions taken are in the best interest of the City long term.

**COUNCIL ACTION: Approval of agreements for a design / build approach to repair the ravine and bluff failure adjacent to the North Beach Access Road as follows:**

1. Per Section 9.0C of the City's Purchasing Directive (Emergency Purchase) approve an agreement with AECOM in the amount of \$152,000 for design and construction services.
2. Per Section 9.0C of the City's Purchasing Directive (Emergency Purchase) approve an agreement with John Keno & Company in the amount of \$1,160,100 to repair the ravine and bluff adjacent to the North Beach Access Road.
3. Approval of a 10% contingency (\$131,210) of the total project cost to be used for any unforeseen construction and/or additional engineering services during the project.

These Council actions were not voted on.

Alderman Newman made a motion to approve \$913,990 for repairs of the North Beach Access Road Ravine, and to fund \$40,000 to two contractors for the design for the North Beach Access Road bluff repair,

seconded by Alderman Morris. The following voted "Aye": Aldermen Beidler, Morris, Newman, Rummel, Reisenberg, Moreno and Buschmann. The following voted "Nay": None. 7- Ayes, 0 Nays, motion carried.

Mayor Lansing offered an opportunity for public comment on the matter.

Joan DePree, President of the Forest Park Board asked the City Council to wait for additional options.

Bob Crawford shared his passion with the oak grove in Forest Park and asked the Mayor to form a subcommittee to look at options for keeping the forest.

Romy Lopat asked questions about the current options, parking at Forest Park and asked for transparency with all that takes place within the City of Lake Forest at meetings.

To recap the City Council approvals on this item, the Council approved the following:

AECOM – Ravine Repair Construction Services - \$42,000

John Keno and Company – Ravine Repair - \$788,900

10% contingency on above subtotal - \$83,090 (this would not be vendor specific and could be used for both AECOM or Keno)

Total Ravine Repair - \$913,990

The City Council also approved for bluff repair options:

AECOM - \$10,000

Keno - \$30,000

Total expenditure authorized - \$953,990

<b>OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL ON NON-AGENDA ITEMS</b>
---

<b>ITEMS FOR OMNIBUS VOTE CONSIDERATION</b>
---

- 1. Approval of the July 2, 2018 City Council Meeting Minutes**
- 2. Approval of the Check Register for Period of May 26 to July 6, 2018**
- 3. Approval of a Resolution of Appreciation for Retiring Members of Boards and Commissions**

BOARD, COMMISSION OR COMMITTEE	NAME OF MEMBER(S)
Zoning Board of Appeals	Chairman Louis Pickus

- 4. Approval of the purchase of computer workstations, laptops, hybrid tablets, and rugged tablets for all City departments as budgeted in FY2019 Capital Plan**
- 5. Approval of an agreement with Heartland Business Systems for hardware, implementation, configuration, training and year one maintenance for virtual server hardware necessary to support the City's Enterprise Resource Planning (ERP) software**
- 6. Approval of a Two-Year Renewal Option on a Professional Services Agreement with Automated Merchant Systems (AMS) for credit card processing services**

7. **Consideration of a Recommendation from the Plan Commission in Support of Amendments to Section 159.154 and Sections 98.130 thru 98.137 of the City of Lake Forest Code Relating to Small Wireless Facilities and Consideration of an Ordinance Establishing Related Fees**
8. **Consideration of an Ordinance Approving a Recommendation from the Building Review Board. (First Reading and if Desired by the City Council, Final Approval)**
9. **Approval to Purchase a Replacement Utility Vehicle for the Cemetery Section Included in the F.Y. 2019 Capital Equipment Budget via Approval of disposition by trade-in of an existing unit and to Purchase a Replacement Utility Vehicle for the Cemetery Section to Reinders, Inc. in the amount of \$28,447.**
10. **Approval of an agreement for enforcement of the Illinois Vehicle Code and the City Ordinances in designated parking areas between The City of Lake Forest and Lake Forest College.**

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

Mayor Lansing asked members of the Council if they would like to remove any item or take it separately. The City Council had discussion on items # 6 and #10. Mayor Lansing again asked members of the Council if they would like to remove any item or take it separately. Seeing none, Mayor Lansing asked for a motion to approve the ten (10) Omnibus items as presented.

Alderman Reisenberg made a motion to approve the ten (10) Omnibus items as presented, seconded by Alderman Rummel. The following voted "Aye": Aldermen Beidler, Morris, Newman, Rummel, Reisenberg, Moreno and Buschmann. The following voted "Nay": None. 7- 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.*

<b>ORDINANCES</b>
-------------------

This item was advanced to the beginning of the meeting.

1. **Consideration of Recommendations from the Plan Commission and Building Review Board Pertaining to a Request for Approval of a Special Use Permit to Authorize Redevelopment of Property Located on the Southeast Corner of Everett and Waukegan Roads with Waterway Car Wash, Gas Station and Convenience Store; and Related Design Approvals. (Final Consideration of Ordinances)**

**COUNCIL ACTION: If determined to be appropriate by the City Council, approve an ordinance granting a Special Use Permit authorizing Waterway Car Wash, in conjunction with a gas station and convenience store, on property located on the southeast corner of Everett and Waukegan Roads and approving the overall redevelopment plan all subject to conditions, as recommended by the Plan Commission, and as detailed in the ordinance, limiting and regulating the site development and the operations of the business on the site.**

**AND**

**If determined to be appropriate by the City Council, waive first reading and grant final approval of an ordinance approving the design aspects of the Waterway development subject to conditions, as**



**recommended by the Building Review Board, and as detailed in the ordinance, relating to building and site design, landscaping, perimeter treatment, lighting and signage.**

**NEW BUSINESS**

**1. Approval of a Resolution in Support of Senate Resolution 1746**

City Manager Robert Kiely reported that the City staff has prepared a Resolution in support of SR 1746 that is similar to the resolution that Glenview passed. However, The City of Lake Forest is not committing any funding to this Resolution at this time. Alderman Buschmann asked for additional language to be added to the Resolution. The City Council had discussion on the suggested language, waiting for the Environmental Impact Study and whether a time sensitivity for approval is present.

**COUNCIL ACTION: Approval of a Resolution in Support of Senate Resolution 1746**

Alderman Newman made a motion to table this item to a future City Council, seconded by Alderman Reisenberg. Motion carried unanimously by voice vote.

**ADDITIONAL ITEMS FOR COUNCIL DISCUSSION/COMMENTS BY COUNCIL MEMBERS**

**ADJOURNMENT**

There being no further business Mayor Lansing asked for a motion. Alderman Newman made a motion to adjourn, seconded by Alderman. Motion carried unanimously by voice vote at 9:45pm

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](http://www.cityoflakeforest.com). Click on I Want To, then click on View, then choose Archived Meetings Videos.*