

**THE CITY OF LAKE FOREST  
CITY COUNCIL AGENDA**

Monday, October 19, 2020 immediately following the Finance Committee at 6:30

**REMOTE ACCESS MEETING**

Please be advised that all of the City Council members will be remotely attending this Council meeting by electronic means, in compliance with the recent amendments to the Open Meetings Act. The Mayor of the City Council has determined that it is not prudent or practical to conduct an in-person meeting due to the COVID-19 pandemic, and that it is not feasible to have the City Council members or members of the public physically present at the meeting due to the pandemic disaster.

The City will be providing members of the public with various opportunities to watch or attend this meeting, as well as provide public comment at the meeting. For example, members of the public can participate remotely in the meeting by following the public audience link which will provide both video and audio means to attend the meeting.

**Public audience link:**

<https://us02web.zoom.us/j/88556238519?pwd=TVZpTVRJUTBNdklEczMrUXMzeUZIUT09>

Webinar ID: 885 5623 8519

Passcode: 1861

**Public Comment: 847-810-3643**

Honorable Mayor, George Pandaleon

James E. Morris, Alderman First Ward

Jim Preschlack, Alderman Third Ward

Jennifer Karras, Alderman First Ward

Ara Goshgarian, Alderman Third Ward

Melanie Rummel, Alderman Second Ward

Raymond Buschmann, Alderman Fourth Ward

Edward U. Notz, Jr., Alderman Second Ward

Eileen Looby Weber, Alderman Fourth Ward

**CALL TO ORDER AND ROLL CALL**

**6:30pm**

**PLEDGE OF ALLEGIANCE**

**REPORTS OF CITY OFFICERS**

<b>1. COMMENTS BY MAYOR</b>
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**A. Introduction: Report From the Library Board**

- Catherine Lemmer, Director, Lake Forest Library

The Library Board, staff and consultants will provide the Council and the Community with an introduction to the proposed Library Capital Improvement Project. This project includes both restoration, repair and much needed upgrades to the original 1931 Library as well as concepts for providing new, forward thinking spaces to accommodate library services and programs long into the future. After its construction in 1931, the Lake Forest Library was

recognized as being at the forefront, the facility was not just about books, but about people and community. The original Library and the later modifications have served the community well, but time has taken its toll and the way in which libraries serve communities continues to change. The proposed project focuses on returning the building to its original grandeur while at the same time, finding ways to offer new, flexible spaces that will allow the Library to continue to serve the community long into the future, in a way that is uniquely Lake Forest. Consistent with the Lake Forest tradition, the project proposes to honor the past while looking forward.

This presentation again, an introduction. An opportunity for the Council and the community to more fully understand the work, study and engagement that has occurred to date to the credit of the Library Board and staff. There is still much work to do and many questions to be answered. This presentation is intended to formally begin the community discussions about the future of the Library. No action is requested of the Council at this time. Questions, comments and requests for additional information are requested. A cover letter and overview of Q & A are included and can be found on **page 115**.

<b>2. COMMENTS BY CITY MANAGER</b>
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<b>3. OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL</b>
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Members of the public can provide public comment by calling into the following number during the meeting: 847-810-3643

<b>4. COMMITTEE REPORTS</b>
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#### **FINANCE COMMITTEE**

##### **1. Acknowledge Receipt of the FY2020 Treasurer's Report**

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

**PURPOSE AND ACTION REQUESTED:** Staff requests that the City Council acknowledge receipt of the Fiscal Year 2020 Treasurer's Report.

**BACKGROUND/DISCUSSION:** Pursuant to Illinois Statute, a Treasurer's Report must be filed with the City Clerk, the County Clerk, and published in a Lake Forest newspaper within six months after the end of each fiscal year. The report will be published in the October 22, 2020, edition of the Lake Forester. The report may be found beginning on **page11**

**BUDGET/FISCAL IMPACT:** N/A

**COUNCIL ACTION:** Acknowledge receipt of the FY2020 Treasurer's Report

<b>5. ITEMS FOR OMNIBUS VOTE CONSIDERATION</b>
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**1. Approve the Extension of the Mayor's Declaration of a Local State of Emergency until the next City Council Meeting**

STAFF CONTACT, Jason Wicha, City Manager

**PURPOSE AND ACTION REQUESTED:** It is requested that the City Council extend the Declaration to the next City Council meeting.

**BACKGROUND/DISCUSSION:** Over the past month, the U.S. Government and the State of Illinois have issued multiple orders declaring a state of emergency over the country and the State of Illinois in order to address the impact from the global pandemic from COVID-19. In order to address the impact this pandemic has had on the City of Lake Forest, Mayor Pandaleon exercised his authority to issue a Declaration of a Local State of Emergency on Saturday, April 4, 2020. At the April 6, 2020 City Council meeting, the City Council extended the Declaration to the next City Council meeting which was October 5, 2020.

In order to ensure that the emergency powers authorized by the local declaration remain in effect where necessary, the Mayor is asking the City Council to further extend the Declaration of a Local State of Emergency until the next City Council meeting that takes place after the October 19, 2020.

**REVIEW/RECOMMENDATIONS:**

Reviewed	Date	Comments
City Council	10/5/2020	City Council Approved the Mayors Declaration until the next City Council Meeting
City Council	9/8/2020	City Council Approved the Mayors Declaration until the next City Council Meeting
City Council	8/3/2020	City Council Approved the Mayors Declaration until the next City Council Meeting
City Council	7/20/2020	City Council Approved the Mayors Declaration until the next City Council Meeting
City Council	6/15/2020	City Council Approved the Mayors Declaration until the next City Council Meeting
City Council	6/1/2020	City Council Approved the Mayors Declaration until the next City Council Meeting
City Council	5/18/2020	City Council Approved the Mayors Declaration until the next City Council Meeting
City Council	5/4/2020	City Council Approved the Mayors Declaration until the next City Council Meeting
City Council	4/20/2020	City Council Approved the Mayors Declaration until the next City Council Meeting
City Council	4/6/2020	City Council Approved the Mayors Declaration until the next City Council Meeting
	4/4/2020	Mayor Pandaleon exercised his authority to issue a Declaration of a Local State of Emergency

**BUDGET/FISCAL IMPACT:** N/A

COUNCIL ACTION: Approve the extension of the Mayor's Declaration of a Local State of Emergency until the next City Council Meeting

**2. Approval of the October 5, 2020 City Council Meeting Minutes**

A copy of the minutes can be found beginning on **page 18**

COUNCIL ACTION: Approval of the October 5, 2020 City Council Meeting Minutes.

**3. Approval of Resolutions Committing Local Funds for the 2020 Illinois Transportation Enhancement Program for The City of Lake Forest Project Grant Applications and the Authorization of the City Manager to Execute Related Grant Application Documents**

STAFF CONTACT: *Jim Lockfeer, Public Works Management Analyst (810-3542)*

**PURPOSE AND ACTION REQUESTED:** City staff requests approval of Resolutions committing local funds for the Illinois Transportation Enhancement Program for the City of Lake Forest Deerpath Streetscape Improvement Project, Illinois & Woodland Bike Path Bridge Replacements, and Rte. 60 Bike Path Project grant applications and the authorization of the City Manager to execute related grant application documents.

**BACKGROUND/DISCUSSION:** ITEP is a federally and state funded competitive grant program that expands travel choices and enhances the transportation experience by improving the cultural, historic, aesthetic and environmental aspects of transportation infrastructure and promotes the opportunity for communities to beautify their streets and/or develop means of transportation facilities such as bike/pedestrian trails or paths.

ITEP funds are awarded competitively and any local government or state agency with taxing authority is eligible to apply. Project sponsors may receive up to eighty (80) percent reimbursement for eligible project costs. This year ITEP will provide \$105.6 million in state and federal funding. The deadline for application submittals is November 2, 2020 and successful application awards will be announced in the Spring of 2021.

City staff and the Public Works Committee have identified three projects that are all ITEP eligible; Deerpath Streetscape Improvement Project, Illinois & Woodland Bike Path Bridge Replacements, and Rte. 60 Bike Path Project. In order to submit the project applications, ITEP requires a Resolution committing local funds for each project. On **page 22** of the packet a copy of the proposed project Resolutions for the commitment of local funds can be found. A brief summary of each project follows below.

Deerpath Streetscape Improvement Project: This project features infrastructure improvements and the overall beautification of the Deerpath Streetscape from Oakwood Avenue to Western Avenue. A project recommendation report and plans have been approved by an interdisciplinary Deerpath Streetscape Ad-Hoc Committee which was appointed by the City Manager in 2019 to study, review public comment, and make recommendations for this portion of Deerpath. The City has already invested local funds by completing a Phase I design in anticipation of submitting an ITEP grant application for Phase II design and construction



funding. Currently, the project is identified in the City's Capital Improvement Program as a Priority 5, grant dependent project in Fiscal Year 2022 and 2023.

Illinois & Woodland Bike Path Bridge Replacements: This project calls for the replacement of the two pedestrian bridges on the McClory Bike Path in downtown Lake Forest. The bridges, installed in 1994, span Illinois Road and Woodland Road and are 110 feet long and 220 feet long respectively. The Robert McClory Bike Trail spans 26.5 miles from Highland Park to the Wisconsin state line and is an integral component of both the Grand Illinois Trail and US Bike Route 37 which begins in Chicago and ends in Northern Wisconsin where the trail ties into other national routes. The bridges have been identified as high priority replacement projects in the recently completed 2020 Bridge Study. Currently, the replacements are identified in the City's Capital Improvement Program as a Priority 1 funded projects in Fiscal Year 2022 and 2023.

Rte. 60 Bike Path Project: This project will provide safe bicycle and pedestrian access along the north side of Illinois Route 60 between Academy Drive and the existing sidewalk located at the Field Drive entrance to the Conway Business Park. Once completed, the shared-use path will connect Conway Park to the recently completed path at Middlefork Savanna which includes a 10' wide bridge over the Metra tracks. This path will provide a vital east – west connection for bicyclists and pedestrians as depicted in The City of Lake Forest Bicycle Master Plan and as further identified in the Rte. 60 Corridor Chapter Comprehensive Plan Update. The City has already invested local funds by completing a Phase I design in anticipation of submitting an ITEP grant application for Phase II design and construction funding. Currently, the project is identified in the City's Capital Improvement Program as a Priority 5, grant dependent project in Fiscal Year 2022.

**PROJECT REVIEW/RECOMMENDATIONS:**

Reviewed	Date	Comments
Public Works Committee	9/23/20	Reviewed & Recommended City Council Approval

**BUDGET/FISCAL IMPACT:** ITEP grants provide 80% federal grant funding, The City of Lake Forest would be responsible for the 20% local agency matching funds if one or more of the project applications were successful. Below is a prospective grant funding assessment for each project.

Project	Estimated Total Project Cost	ITEP Funding Estimate (80%)	Total Local Share Estimate (20%)	Amount Budgeted in FY2021
Deerpath Streetscape Improvement Project	\$2,250,000	\$1,780,000	\$450,000	\$0
Illinois & Woodland Bike Path Bridge Replacements	\$1,000,000	\$800,000	\$200,000	\$0
Rte. 60 Bike Path Project	\$660,000	\$528,000	\$132,000	\$0

Approval of these Resolutions affirms that the City is committed to the projects and pledges to fund the required local share if grant funding were awarded.

COUNCIL ACTION: Approval of Resolutions committing local funds for the 2020 Illinois Transportation Enhancement Program for The City of Lake Forest Project Grant Applications and the Authorization of the City Manager to Execute Related Grant Application Documents

**4. Consideration of Ordinances Approving Recommendations from the Zoning Board of Appeals. (First Reading, and if Desired by the City Council, Final Approval)**

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

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

**BACKGROUND/DISCUSSION:**

1088 Griffith Road – The Zoning Board of Appeals recommended approval of variances from the front, side and rear yard setbacks to allow construction of a replacement residence generally in the same foot print of the house to be demolished. The Board received correspondence from neighboring property owners in support of the project. In response to questions from a neighbor about construction impacts on the surrounding neighborhood given the tight site, the Board included a condition requiring a construction staging and parking plan and noted that at times, some contractors may need to park off site. The Board welcomed the petitioners, new owners of the property, to Lake Forest. This petition was also considered by the Building Review as detailed in the next agenda item. (Board vote: 7 - 0, approved)

587-589 Ivy Court – The Zoning Board of Appeals recommended approval of variances from the front yard setback to allow replacement of the existing open front porch which is in deteriorating condition and a variance from the side yard setback to allow replacement of the window air conditioning units with central air conditioning units. There was no testimony presented to the Board on this petition. The Board commended the petitioner, the new owner of the property, for making much needed improvements to this duplex structure. (Board vote: 7 - 0, approved)

The Ordinances approving the petitions as recommended by the Zoning Board of Appeals, with key exhibits attached, are included in the Council packet beginning on **page 25**. The Ordinances, complete with all exhibits, are available for review in the Community Development Department.

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

**5. 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)

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

**BACKGROUND/DISCUSSION:**

1088 Griffith Road – The Building Review Board recommended approval of demolition of the existing single family residence and construction of a new residence and attached garage. Public testimony in support of the petition was presented by neighboring property owners. The Zoning Board of Appeals also heard this petition and recommended approval as detailed in the previous agenda item. (Board vote: 6 - 0, approved)

114 Washington Circle – The Building Review Board recommended approval of a building scale variance to allow construction of an addition at the rear and side of the house. The building scale variance as recommended allows the house, with the addition, to exceed the allowable square footage for the property by five percent. Approval of a replacement garage is also recommended. No public testimony was presented to the Board on this petition. (Board vote: 6 - 0, approved)

The Ordinances approving the petitions as recommended by the Building Review Board, with key exhibits attached, is included in the Council packet beginning on **page 42**. The Ordinances, complete with all exhibits, are available for review in the Community Development Department.

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

**COUNCIL ACTION:** Approval of the five (5) omnibus items as presented.

<b>6. ORDINANCES</b>
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<b>7. OLD BUSINESS</b>
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<b>8. NEW BUSINESS</b>
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- 1. Consideration of a Recommendation from the Plan Commission to Deny the Request for an Amendment to the Gimbel Plat of Subdivision. (Motion or Direction to Staff)**

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

**PURPOSE AND ACTION REQUESTED:** Consideration of a recommendation from the Plan Commission to deny a request for an amendment to the previously approved and recorded plat of subdivision for the Gimbel Subdivision.

**BACKGROUND/DISCUSSION:**

On September 9, 2020, the Plan Commission held a public hearing to consider a request for an amendment to a previously approved plat for the Gimbel Subdivision. The Gimbel Subdivision was originally approved by the City and subsequently recorded in 1997. The

request, as presented by the petitioner's attorney at the public hearing, was to eliminate a covenant on the recorded plat of subdivision which prohibits an additional curb cut on Westminster for Lot 1 of the subdivision.

The original approval of the subdivision included a provision that the newly created lot, the front lot of a lot-in-depth subdivision, must share the existing curb cut with Lot 2 of the subdivision, the rear lot. This limitation is reflected on the recorded plat of subdivision. The intent of the restriction, based on the record of the deliberations on the Gimbel Subdivision that occurred during the course of several years in the 1990's, was to preserve the historic and landscaped character of the streetscape and minimize impacts on the significant historic estate to the east.

No change to the number of lots, the configuration of the existing lots, the setbacks or the buildable area on either lot is requested.

At the public hearing, the Plan Commission heard a presentation from the petitioner and received both written and verbal testimony from neighboring property owners and other interested parties. The testimony presented was consistently in opposition to the proposed amendment. It was noted by some who testified that as property owners in the area, they relied on prior development approvals, recorded plats, covenants and restrictions when making decisions about their properties. The Plan Commission's report, detailed minutes of the Commission's deliberations and copies of the written correspondence submitted to the Commission are included in the Council's packet beginning on **page 68**.

After deliberation, the Plan Commission voted 6 to 0 to recommend denial of the request to amend the plat of subdivision based on the following findings.

1. The original approval of the Gimbel Subdivision including all of the notes, covenants and restrictions on the recorded plat were granted after a thorough public process and full public hearing.
2. The restrictions were specifically stated on the plat for the purpose of preserving the streetscape.
3. The plat was recorded over 23 years ago and the restrictions were known, or should have been known, to the current property owners when they purchased the property in 2001.
4. The testimony presented to the Commission included testimony from neighboring property owners that they relied on the clear and comprehensive language on the recorded plat for the Gimbel Subdivision.
5. The petitioner has not demonstrated a change in the circumstances or conditions upon which the original approvals were based in order to support the requested amendment.
6. Lot 1 of the Gimbel Subdivision is a buildable lot under the terms and conditions as approved in 1997 and consistent with the final plat of subdivision which was submitted to the City for recording by the then owners, the Gimbels.

**BUDGET/FISCAL IMPACTS:** Two lots were created by the Gimbel Subdivision in 1997. No change to the number of lots is proposed. The second lot will remain available for future development with or without amendment to the plat.

**COUNCIL ACTION:**

Approve a motion accepting the Plan Commission's recommendation and denying the request for amendments to the previously recorded plat for the Gimbel Subdivision.

OR

If the Council desires to approve the request for amendment to the previously recorded plat of subdivision for the Gimbel Subdivision, 1) direct the petitioner to prepare an amended plat of subdivision reflecting the removal of the prohibition of a second curb cut on Westminster and 2) direct staff to prepare detailed findings in support of approval and present an Ordinance to the Council, along with the amended plat of subdivision for Council action at a future meeting.

<b>9. ADDITIONAL ITEMS FOR DISCUSSION/ COMMENTS BY COUNCIL MEMBERS</b>
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<b>10. ADJOURNMENT</b>
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A copy of the Decision Making Parameters can be found beginning on **page 10** of this packet.

Office of the City Manager

October 14, 2020

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



## THE CITY OF LAKE FOREST

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

*Adopted June 18, 2018*

The City of Lake Forest Mission Statement:

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

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

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

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

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

## ANNUAL TREASURER'S REPORT

### THE CITY OF LAKE FOREST

FISCAL YEAR ENDING APRIL 30, 2020

#### COMPENSATION SUMMARY:

##### Under \$25,000

ALEXANDRA ABBAGNARO, JOYCE ALLEN, PETER ALLEN, CHARLES ANDERSON, LUKE ANDREESEN, ISABELLE ANDRESS, VICTORIA ANGELOS, KLAUS ANGER, MAEVE ANGER, SHELLEY AQUINO, MILANA ASTORINO, ANDREW ATHENSON, CARISSA BARKER, SEAN-HUGH BARROWS, STEVEN BARTOLAI, JENNIFER BECERRA, VINCENT BECK, JESSICA BESS, RODNEY BETHEA, DAVID BIDDLE, ZACH BIELA, KEVIN BIRES, MELISSA BLAKE, JOHNATHAN BORZICK, JOANN BOYLE, RICHARD BRIJA, JILLIAN BRIN, JENNIFER BRODY, ARTHUR BROWN, ASHLEY BUFE, ZACHARY BULICH, ELIZABETH BURDIAC, CLAYTON BURTON, JOSE CALDERON, NICHOLAS CERVAC, BRENDEN CHANDLER, RYAN CHANDLER, BAILEE CHESSER, WILLIAM CIRAME, MICHAEL CLARKE, NICHOLAS CLARKSON, HILLARY COHEN, DRAKE COLLINS, CARTER COLLIS, JAMES COMBS, KATHRYN CONSTANTINE, CHRISTOPHER CORDOVA, PETER CRAWFORD, ANDREW CRAWFORD, ADRIANA CROCKETT, NICHOLAS CVIJOVIC, MATTHEW D'ALESSANDRO, MATTHIEU DAMIDOT, CHANZE DAVIS, TOM DAWLIDEWICZ, CATHERINE DEMET, DEGA DEMIRI, ASHLEY DERAN, LINDSEY DEROSE, CHARLES DEYOUNG, CARLOS DIAZ, IRVING DOMINGUEZ, MARQUISE DOUGLAS, NICHOLAS DOVEL, RYAN DURBURG, BRIDGET ECKLAND, TARA EGGERS, NICHOLAS ELSASSER, SARAH ELYACHAR, OLIVIA EMERZIAN, ARTURO ESCOBAR, ERIC ESCORZA, JOSE ESPINOZA, WENDI EWALT, AIDEN FEDYNIAC, JULIANA FINLEY, JAKE FISHER, JEIDY FLORES, ANDREW FLURI, ISABELLA FRABONI, SAMANTHA FRIEDLUND, GABRIEL FUNK, DONALD FURTH, TYLER GANO, JOHN GARD, WILLIAM GARDNER, SAMUEL GARDNER, DEBORAH GARREY, HERBERT GARREY, MEGHAN GAYTER, JOAN GIANGIORGI, ALYSSA GIANGIORGI, ROSEANN GIANGIORGI, CONNOR GLYNN, NICHOLAS GOMULKA, GABRIELLE GONZALEZ-NAGY, GILLIAN GOODFRIEND, JAMES GOODWIN, CLARA GOSHGARIAN, LILI GOSHGARIAN, ANDREW GRABEMANN, ROBERT GRAY, JENNIFER GRAZIANO, MARY KATE GRAZIANO, MATTHEW GUIDO, ALEXANDER GULITSKY, STEPHEN HAGGERTY, LARONDA HAINES, DEREK HALL, ARGY MAITA HAMBURG, FREDERICK HAMBURG, ELIZABETH HAMILTON, MICHAEL HANSEN, THOMAS HANSON, KEEGAN HARRIS, SHARON HARTSHORNE, DAVID HARTSHORNE, ISABELLE HARTWELL, MAXIMILIAN HAYES, OCTAVIUS HAYES JR, AMY HEPBURN, KEVIN HICKS, SAMANTHA HILLER, HENRY HODGE, ANDREW HONG, NICOLE HOSKINS, GREYSON HUCK, JENNA HUGHES, JEREMY HUGHES, AHMED IBRAHIM, ALEXANDER JACKSON, KELLI JACOBS, JONATHAN JASICA, MEGAN JESSEN, THOMAS JOHN, MARK KALBUS, ELIZABETH KARLOVICS, ANNE KELLY, CAROLINE KELLY, MARJORIE KEMP, ANN KIESLING, AIDEN KINSELLA, GABRIEL KOBZA, PATRICIA KOCHAVAR, ABIGAIL KOCUREK, CHARLES KOULES, KAI KROEGER, NICHOLAS KUCERA, JULIA KUETEMEYER, OLIVER KUHN, AUSTIN KUKLA, OWEN KUPPERMAN, ETHAN KURIAN, NICHOLAS KWIATT, MICHAEL LABELLART, ANNABELLE LAMB, VICTORIA LANDIS, BRIANA LAPETINA, JULIANNE LAPETINA, JOSE LARA, MIGUEL LARA, AMELIA LARSEN, JOHN LARSON, JOHN LARSON III, TERRI LECLERCQ, MEGAN LEE, JENNIFER LEESON, MEGAN LEWIS, RICHARD LILJA, SERGIO LIRA TAJONAR, TATUM LITZSINGER, KATHRYN LOTHARIUS, TREVOR LOYD, KIMBERLY LYSZCZARCZYK, JULIA MADDEN, JACQUELINE MADURA, PAYTON MAKOWSKYJ, SUSAN MANDELTORT, JAMES MANZER, THOMAS MARKS, LUCIA MARQUEZ, RYAN MARQUIS, ALEJANDRO MATA, CHRISTIAN MCCAUGHEY, MOLLY MCCOY, MARY MCMAHON, MARIAN MCNAIR, RICHARD MELLADO, HARRISON MIDDAGH, DARIUS MIENVILLE, COLE MITCHELL, KELLY MITCHELL, CLAYTON MOBILE, OLIVIA MOE, TAYLOR MOORE, MAX MOORE, DANNY MOORHEAD, PATRICK MORDINI, CONNOR MORRISON, EIBERTJE MULDERIJ, KEATON MURPHY, KENNETH MURRAY, SHANNON MURRAY, CAROL MYERS, PAMELA MYERS, AUGUST NAGRO, CHRISTOPHER NEILL, JUSTIN NOSTER, NATALIE NOTZ, BRECK NOWICK, SPENCER OAKLEY, FACUNDO OCAMPO, TABATHA OKAMOTO, CONOR O'KANE, EDWARD OLINE, ADELE O'NEILL, SEAN O'NEILL, LISA ORSINI, STEVEN PALACIOS, MICHAEL PALMER, ZOE PANOS, LUCA PASINATO, MICHAEL PASQUELLA, RICHARD PAULSEN JR, JACKSON PEARRE, SPENCER PEASE, ZOE PELECH, DAMIAN PEREZ, MICHAEL PERRY, MARY SUE PETERSEN, RALPH PETERSON, BRYCE PICCOLO, HENRY PICKUS, MAKAYLA PORTER, WILLIAM PORTER, JEREMY POUND, ROBIN POWER, JANICE PRICE, RYAN PRISTAS, DEBORAH PTAK, EMILY PTASZEK, SEBASTIAN PUERTO, MICHAEL RAFFERTY, ELIZABETH RAMIREZ, ALAN RAMOS-TOBIAS, DAVID RANSDALL, RYAN RANSOM, MICHAEL RAUPP, EVAN RAYE, GEORGE REAVIS, CONNOR REILLY, THOMAS REILLY, CHARLES REINKEMEYER, THERESA RISI, ALEXUS ROBINSON, RAUL RODRIGUEZ, EDGAR RODRIGUEZ, MITCHELL ROGALSKI, DOMINGO ROJAS, JULIE SAKICI, ROBERT SALKIN, JONATHAN SALM, KARSEN SAMPLE, ABIGAIL SAMUELSON, PEDRO SANCHEZ CARDOZA, REBECCA SAUSER, EDWARD SCHEIDLER, JOHN SCHLOSSER, JACQUELINE SCHLOSSER, ELIZABETH SCHOENHEIDER, HANNAH SCHOLLY, IAN SCHULER, JAMES SCHWALL, CHARLES SCHWELLER, AILEEN SCOMMEGNA, WILLIAM SCROGGINS, THAXTER SHAW, ANN SHAW, STEVEN SHEETS, KELLY SHERIDAN, ALEXIS SHOEMAKER, BENITO SILVA, ARTURAS

SIMENAS, OLIVEA SIMMS, KELLY SINDT, CAREN SKARZYNSKI, MICHAEL SKIERSCH, ELIZABETH SKONIECZNY, AMANDA SMITH, JULIE SOMMERS, CORY SPANN, LESHON SPANN, AMI STELLATOS, KEVIN STOUT, GRIFFIN STRANG, JOSEPH STRAUSS, AREEJ TAHSIN, ERIC THOMPSON, PATRICK TIPPENS, WILLIAM TODD, MADISON TOMASIEWICZ, REBECCA TUCKER, MARK TURELLI, PETER TURELLI, EDWARD TUTEN, GRAHAM ULMER, MARCUS ULRICH, SYDNEY UMANSKY, KRISTIN VALLALY, MICHAEL VALLONE, ELEANOR VAN ANTWERP, BLANCA VARGAS, ERIN VAUGHN, THERESA VEENEMAN, EDUARDO VEGA, ARETA VERSHOOR, GABRIEL VESTAL, CARRIE VOLK, ALYSSA VOSS, CASEY WALKER, ALLEN WALKER, JOHN WALSH, DEBRA WARREN, BARRETT WEADICK, LAYLA WERNER, MADISON WEST, LLOYD WESTON, KATHERINE WIEGAND, CHRISTOPHER WIEGAND, KATHRYN WILKOWSKI, LEAH WILKOWSKI, CLAIRE WILLIS, MICHAEL WISNESKI, HENRY WOLLE, SU YARDIMCI, KAITLIN ZELINSKI, MICHAEL ZIEGLER

**\$25,000 to \$49,999.99**

JUAN AGUIRRE, KAREN AVERY, JILL BECKER, PATRICIO CAMARENA, JUAN CASTREJON, MATTHEW CHOUINARD, KATIE DOLAN, DANIEL DRAEGER, MATTHEW FINNANDER, LAUREN FRENCH, MICHAEL GLOMSKI, MARIANO GOMEZ, CATHERINE GREY, ESTHER GUTIERREZ-SLOAN, DANIELLE KNIGHTON, KIMBERLY KRAUS, MONICA KRZEMINSKI, KYLE LEMMER, DEBRA LERMAN, ASHLEY MOLINARI, LISA MOULTON, SCOTT NORMAN, ANDREW O'CONNELL, CHRISTOPHER POMMER, DANIEL RICE, JOSEPH RISI, JAMES RISI, JAMESE SCOTT, JAMES SHAW, RYAN SHEEHAN, SAM SINENI, ZACHARY STYX, ALEXIS TANTIMONICO-BIFA, JAMES THIEL, OMAR VAZQUEZ, ENRIQUE ZAMUDIO

**\$50,000 to \$74,999.99**

MATTHEW BACHLER, JENNIFER BAEHR, JOYCE BETTINGER, AARON BISHOP, ULISES CASTRO, DEBORAH CHROBAK, ROBERT CRAWFORD, AARON DALZOT, RICHARD DAY, DANIEL EDWARDS, KRISTIN ELLIOTT, CHRISTINE FAUDEL, CAROLYNN GAYLORD, JUSTIN GREEN, MARK KRYGERIS, JESSICA LINDERS, JAMES LOCKEFEE, KRYSTAL MEDINA, NICHOLAS MICHL, JAMIE NIXON, JASON OLSON, MADELINE PALENICA, KENNETH PIERINI, TARA PURTELL, PENNY ROBBINS, LISSARDA ROGOZ, SUSAN SIMMS, DANIELLE SPANN, JOHN VARNER, BRITNI WALLACE, LESLIE WALTON

**\$75,000 to \$99,999.99**

CRISPIN ABEL, BRIAN ACELLO, MATTHEW ALLEN, ZACHARY AMREIN, ANTHONY ANASZEWICZ, JOHN BALDWIN, DANIEL BLAUL, MARGARET BOYER, ROBERT BROWN, CAMERON BURRELL, JASON BUSDEKER, MIGUEL CAMARENA, AMBER CAMPBELL, ANTHONY CARABALLO, TONY CARINGELLO, ROBERT CARMICHAEL, RIGOBERTO CORIA, STUART COX, RAFAEL DAVILA, BRYAN DEBAETS, JOSE DIAZ, CRYSTAL EDWARDS, JOHN ELDRIDGE, CHARLES FRANCO, CHRISTOPHER FREUND, MICHELLE FRIEDRICH, YONI GARCIA, PABLO GARCIA, MIKE GERNENZ, MATTHEW GOODMAN, SARA HARTNETT, KEVIN HILL, STEVEN HILL, FRIEDRICH HOEFT, BILL HOOPER, WILLIAM HOWARD, ERIK HUSTON, ROBERT JANUARY, DOUGLAS JUHREND, LAWRENCE KENAR, RUSSELL KLUCHKA, WILLIAM KNESLEY, JAMES KOBLAS, ERIC KRUEGER, BILLY LOYD, BARBARA LUEDER-MANETTI, LONDON LUZAR, SALOMON MARTINEZ JR., KEITH MASLON, KIMBERLY MCCANN, BRIAN MIKLOVIC, LUKE MILLER, THOMAS MINARIK, RICKY PARHAM, BECKY POCASANGRE, BERNARD PONDEXTER, JUAN RAMIREZ, ISMAEL RAMIREZ, TROY REEVES, MARK ROCKWELL, KYLE ROEDER, TYLER SAIEG, JAMES SANTOSTEFANO, PATRICIA SCHWALL, JAMES SHELTON IV, DENNIS SMITH, RAYMOND SPETZ, CHRISTINE STELTER, ANGELA TAPPA, CHRISTINE TERESI, MICHAEL TIEGS, JOSEPH TOMASELLO, STEVEN WERCHEK, MATTHEW WERT, JEFFREY WIEREMA, AUSTIN YARC, MARK ZALKE

**\$100,000 to \$124,999.99**

PHILLIP ALDERKS, ANDREW ALLAN, SUSAN BANKS, ANDREW BARNES, ERIK BLOMBERG, WILLIAM BORZICK, MATT BRUGIONI, SCOTT CHRISTENSEN, WILLIAM CLIFFORD, PAUL DAIZOVI, TROY DEVRIES, CHARLES DOUGLAS, WENDY DUMONT, BRIAN ESMON, ERIC FARR, CHARLES FLESCHE, JAMES GLUTH, RONALD GRAMER, PHILIP GUALDONI, JOHN GULLEDGE, STEVEN HUCK, JOSHUA HUCKER, PATRICK ISSEL, MATTHEW JAKOB, BRIAN JOYCE, MATTHEW KLUCHKA, ERIK KOSITZKI, CHARLES KRIENS, AARON KRUCHKO, DANIEL LAINIO, MARK LONG, MISAKO MAJ, ADAM MILCZAREK, DAVID MINISCALCO, ROBERT MONAHAN, MICHAEL MOUNTS, TODD NAHIGIAN, PAUL PETERSEN, BRIAN POGACHNIK, MATTHEW RAUSCH, ANDREW RICK, JACOB RIEPER, CHRISTOPHER ROBERTS, MARK SENDER, ANDY SHIU, MATTHEW SIGNA, JOSEPH STANONIK, MICHAEL STRONG, DAVID TISINAI, RICHARD VOLPE, MICHAEL WHALEN, COREY WIEREMA

**\$125,000 and over**

RICK ANDERSON, MARTIN BLITSTEIN, ROBERT COPELAND, KEVIN CRONIN, CATHERINE CZERNIAK, DWIGHT DAVIS, ROBERT ELLS, JAMES FAHEY, JOSEPH GABANSKI, MICHAEL GALLO, TIMOTHY GEHRING, ERIC GLOBERGER, STEPHEN GROST, BENJAMIN GRUM, DIANE HALL, ELIZABETH HOLLEB, MICHAEL HUGHES, DESHA KALMAR, CORY KAZIMOUR, MICHAEL LANGE, CRAIG LEPKOWSKI, BRETT MARQUETTE, DANIEL MARTIN, JOSEPH MOBILE, CHARLES MYERS, RICHARD PAULSEN, TRAVIS PEDERSEN, MATTHEW PENAR, PAUL PUGLIESE, NICHOLAS SAVEL, PETER SIEBERT, JEFFREY SULKIN, SALLY SWARTHOUT, MICHAEL THOMAS, KARL WALLDORF, JASON WICHA, KEVIN ZELK

**Total Compensation: \$23,137,304.66**



## **EXPENDITURE SUMMARY**

@PROPERTIES 50,000.00, 1ST AYD CORPORATION 16,707.46, 22ND CENTURY MEDIA, LLC 4,710.00, 911 TECH INC 2,920.00, A & A SPRINKLER COMPANY, INC. 10,805.50, A T & T CORPORATION 3,472.63, ABC WINDOW CLEANING COMPANY, INC. 3,751.00, ABT ELECTRONICS & APPLIANCES CO 12,252.89, ACCREDITED CONSTRUCTION 6,750.00, AD INTERNATIONAL, LLC 8,575.00, ADI 7,916.85, ADS ENVIRONMENTAL SERVICES 22,505.00, ADVANCE AUTO PARTS 28,768.26, ADVANCED TELECOMMUNICATIONS OF IL 31,431.00, ADVANCED TREE CARE 36,424.40, ADVANCED TURF SOLUTIONS 49,368.91, AECOM USA, INC. 68,743.77, AIR ONE EQUIPMENT INC 73,749.24, AL WARREN OIL COMPANY, INC. 206,529.20, ALEXANDER CHEMICAL CORPORATION 34,736.83, ALEXANDER EQUIPMENT CO INC 2,665.85, ALFA LAVAL INC. 3,223.24, ALL CRANE & HOIST, LLC 6,305.00, ALPHA PAINTWORKS INC 17,139.00, ALTORFER INDUSTRIES, INC. 5,744.72, AMAZON CAPITAL SERVICES, INC 71,944.09, AMERICAN BACKFLOW PREVENTION INC 9,117.00, AMERICAN GAS LAMP WORKS, LLC 9,210.46, AMERICAN GASES CORP 6,043.38, AMERICAN HOIST & MANLIFT, INC. 2,800.00, AMERICAN HOIST & MANLIFT, INC. 8,757.64, AMERICAN LEGAL PUBLISHING CORP 4,566.45, AMERICAN OUTFITTERS LTD 18,965.10, AMERICAN PRINTING TECH. INC. 15,692.81, AMERICA'S ACTION TERRITORY 3,077.39, AMLINGS INTERIOR LANDSCAPE 3,926.00, ANCEL GLINK, P.C. 254,659.37, ANDRES MEDICAL BILLING LTD 38,448.77, AOK GOURMET LLC 14,587.21, APEX SIGNS & GRAPHICS, INC. 5,981.75, APLUS BUILDING SERVICES LTD 26,644.60, ARCHIVESOCIAL 4,788.00, ARLINGTON POWER EQUIPMENT INC 4,848.20, ARTHUR WEILER INC 11,025.00, ARTISTIC GRANITE & QUARTZ 4,985.00, ASSET HEALTH, INC. 30,000.00, AT & T 42,960.32, ATLANTIC PAINTING CO., INC. 3,196.00, ATLAS BOBCAT, LLC 8,416.04, ATP ENTERPRISE GROUP, INC 88,200.00, AXON ENTERPRISE, INC. 4,177.50, AYRES ASSOCIATES, INC. 3,500.00, B & F CONSTRUCTION CODE SERVICES 2,575.00, BAKER TILLY VIRCHOW KRAUSE LLP 64,366.25, BARRIOS CUSTODIAL SERVICES, INC. 11,264.00, BARTLETT TREE EXPERTS 12,795.00, BASELINE YOUTH SPORTS, INC. 9,053.50, BAXTER AND WOODMAN INC 283,923.70, BENISTAR 144,439.04, BERGLUND CONSTRUCTION COMPANY 232,551.25, BERRY TIRE CO 16,095.67, BEST BUY CARPET INC. 84,500.00, BIAGI PLUMBING CORPORATION 14,739.00, BLECK ENGINEERING CO INC 80,349.50, BLOUIN, JOSEPH C. 3,559.54, BOLDER CONTRACTORS, INC. 1,644,707.82, BOUND TREE MEDICAL, LLC 5,771.79, BRANDSTORM 57 LLC 24,000.00, BREAK THE FLOOR PRODUCTIONS 12,780.00, BREEZY HILL NURSERY, INC. 4,980.00, BRENT AND BECKY'S BULBS 2,609.75, BROGAN'S AWARD & SPORTWEAR INC 2,968.44, BRP US INC 3,198.30, BRUCE BRUGIONI CONSTRUCTION 27,118.00, BRUSH ARCHITECTS, LLC 7,110.00, BS&A SOFTWARE 43,786.00, BSA TROOP 48 10,046.17, BSN SPORTS 6,307.35, BUILDING PERMIT REFUNDS 416,150.63, BURRIS EQUIPMENT COMPANY 67,206.09, CALL ONE 19,201.58, CAMP NAGEELA MIDWEST 12,200.00, CAMPBELL, AMBER 7,391.44, CAREERBUILDER EMPLOYMENT SCREENING 3,953.99, CAREY'S HEATING & AIR CONDITIONING 15,740.00, CARMICHAEL ROBERT L 2,838.74, CDS OFFICE TECHNOLOGIES 5,953.80, CDW GOVERNMENT 138,905.26, CEMETERY LOT REFUNDS 46,100.00, CENTURY SUPPLY COMPANY 4,955.31, CERAMIC SUPPLY CHICAGO INC 4,194.70, CERTIFIED POWER, INC. 3,166.67, CFA SOFTWARE, INC. 4,385.00, CHAPMAN AND CUTLER LLP 19,000.00, CHICAGO COMMUNICATIONS LLC 5,632.92, CHICAGO PARTS AND SOUND LLC 10,014.67, CHICAGO SHAKESPEARE THEATER 2,518.00, CHICAGO TRIBUNE 7,475.81, CHRZANOWSKI FRANK 18,430.74, CINTAS CORPORATION #47P 16,120.17, CIT GROUP, INC 3,430.35, CIVIC SYSTEMS, LLC 3,250.00, CIVILTECH ENGINEERING INC 99,441.17, CLARK BAIRD SMITH, LLP 23,266.25, CLARKE AQUATIC SERVICES, INC 4,870.00, CLARKE MOSQUITO CONTROL PRODUCTS 16,142.21, CLAVEY'S NURSERY INC 3,755.00, CLUB MOMENTUM ATHLETICS 5,006.75, COLLEGE PARK ATHLETIC CLUB 3,823.20, COM ED 3,109.34, COMCAST 12,158.82, COMCAST 15,000.00, COMED 44,322.89, COMMUNICATIONS FINANCE, INC. 7,336.80, COMMUNITY PARTNERS AFFORD HOUSING 180,000.00, COMPUTER EXPLORERS 4,818.00, CONSERV FS 33,045.12, CONSERVATION LAND STEWARDSHIP, INC. 24,748.07, CONSTELLATION NEWENERGY 67,799.09, CONSTELLATION NEWENERGY, INC. 292,027.83, CONTINENTAL CLAY COMPANY 12,568.08, CONTINENTAL WEATHER SERVICE 3,600.00, CONWAY PARK AT LAKE FOREST 2,926.33, CORE & MAIN LP 122,400.87, COUNTER CRAFT 27,995.00, CRAFTWOOD LUMBER COMPANY 2,727.99, CRAIG BERGMANN LANDSCAPE DESIGN INC 73,231.25, CREATIVE PRODUCT SOURCE, INC. 3,070.16, CRONIN, KEVIN 2,992.62, CRU DANCE 8,886.00, C-SQUARED RODENT SUPPLY LLC 18,151.05, CUMMINS NPOWER LLC 16,959.60, CURRIE MOTORS 103,305.00, D & B FABRICATORS AND DISTRIBUTORS 5,959.00, D. K. ENVIRONMENTAL SERVICES, INC 2,900.00, DAIOHS USA 6,116.69, DATA MANAGERS 2,775.00, DAVEY RESOURCE GROUP, INC. 3,990.00, DAVID MASON + ASSOCIATES OF IL. LTD 4,660.00, DCG ROOFING SOLUTIONS INC 110,740.00, DEFENDER INDUSTRIES, INC 17,012.00, DES PLAINES PARK DISTRICT 3,090.00, DI TOMASSO EXCAVATING 17,625.00, DIGITAL HIGHWAY INC 4,887.01, DINGES FIRE COMPANY 24,859.01, DIRECT FITNESS SOLUTIONS, LLC 14,021.41, DIRECT RESPONSE RESOURCE INC 7,004.22, DISCOUNT SCHOOL SUPPLY 6,485.50, DIVINCI PAINTERS INC 40,100.00, DIVISION OF VITAL RECORDS 14,704.00, DK ORGANICS LLC 7,197.84, DONATI'S PIZZA 7,081.86, DRONATION, LLC 3,200.00, DRYDON EQUIPMENT, INC. 21,440.24, DUMONT WENDY R

4,310.00, DUNBAR, BREITWEISER & COMPANY, LLP 3,000.00, DUO SECURITY, INC. 7,462.79, DUO-SAFETY LADDER CORP. 2,705.90, DUROWELD CO INC 3,097.40, DYMOND CONTRACT GLAZING WI, INC. 56,563.00, ECLIPSE PAINTING & WALLCOVERING LTD 17,475.00, ELAWA FARM FOUNDATION 27,018.84, ELEVATOR INSPECTION SERVICE CO, INC 6,621.00, ELITE GROWERS 4,491.35, ENTERPRISE RENT-A-CAR 3,139.79, ENVIRONMENTAL CONSULTING 3,952.00, ERNIE'S WRECKER SERVICE 4,347.50, ESO SOLUTIONS, INC 5,615.00, ESRI 5,950.00, EUCLID MANAGERS 4,078.05, EVERYTHING ATTACHMENTS 10,205.00, EXCEL LTD, INC. 4,613.00, FACTORY CLEANING EQUIPMENT, INC. 5,862.65, FACTORY MOTOR PARTS CO. 7,955.45, FALCON ELECTRIC INC 7,570.00, FAMILY SERVICE OF LAKE COUNTY 4,975.00, FARMTEK 4,730.19, FASTSIGNS 3,063.88, FASTSIGNS 301201 3,880.92, FERGUSON ENTERPRISES, INC. 4,208.10, FGM ARCHITECTS INC. 67,103.00, FILIPPINI LAW FIRM LLP 3,223.50, FILTRATION CONCEPTS, INC. 4,968.24, FIRE PENSION PAYMENTS 2,672,472.78, FIRE SERVICE, INC 9,315.44, FIRE-DEX GW, LLC 3,026.03, FIRST MATE YACHT DETAILING, INC 4,605.00, FIRST NATIONAL BANK OF OMAHA 236,625.68, FIRST POINT MECHANICAL SERVICES LLC 101,295.69, FLECK'S LANDSCAPING 20,000.00, FLIPS GYMNASTICS NORTH SHORE 16,152.00, FLOLO CORPORATION 5,488.75, FOSTER & FOSTER, INC. 17,828.00, FRANK COONEY CO., INC. 32,444.72, FRIENDS OF LAKE FOREST PARKS & REC 53,500.00, G & O THERMAL SUPPLY CO. 4,035.81, G. W. BERKHEIMER CO., INC. 2,778.08, GALLS INC. 2,711.69, GAS DEPOT INC 142,668.21, GEMPLER'S INC 3,928.87, GETZ'S INCORPORATED 8,634.46, GEWALT HAMILTON ASSOCIATES, INC. 138,683.80, GIS CONSORTIUM 6,000.00, GLOBAL EMERGENCY PRODUCTS INC 4,457.93, GLOBAL EQUIPMENT COMPANY, INC. 3,189.62, GOLTERMAN & SABO, INC. 5,516.00, GOODMAN ELECTRIC SUPPLY 7,270.80, GOODMARK NURSERIES INC 10,693.05, GORTON COMMUNITY CENTER 2,863.31, GOSEWISCH, PATRICK E. 17,580.00, GRAHL MANUFACTURING 4,144.84, GRAINGER 70,489.35, GRAPHIC PARTNERS, INC. 2,685.00, GRAYBAR ELECTRIC COMPANY, INC. 12,159.23, GREG'S AUTO BODY, INC. 8,216.51, GREINIG, THERESA 2,687.50, GRO HORTICULTURAL ENTERPRISES 22,565.00, GRUM, BENJAMIN 9,734.30, H T STRENGER INC 5,072.00, HAAPANEN BROTHERS, INC. 10,626.84, HANSON PROFESSIONAL SERVICES INC. 118,068.38, HARRIS GOLF CARS 5,400.00, HASTINGS AIR-ENERGY CONTROL 10,830.72, HAVEY COMMUNICATIONS INC 60,098.78, HAYWARD HVAC COMPANY 13,908.00, HBK WATER METER SERVICE INC 8,586.06, HEALTH ENDEAVORS, S. C. 17,055.00, HEARTLAND BUSINESS SYSTEMS, LLC 44,805.40, HELLER CATERING 9,874.12, HENRICKSEN & COMPANY, INC 32,520.00, HERITAGE CRYSTAL CLEAN LLC 2,844.34, HERKY'S TRUCKING INC 18,240.00, HEY & ASSOCIATES, INC. 77,750.00, HITCHCOCK DESIGN GROUP 52,730.78, HOERR CONSTRUCTION, INC 243,913.79, HOLIAN INSULATION COMPANY, INC. 3,435.00, HOLIDAY RADIANCE LIGHTS LLC 4,732.50, HOLLEB, ELIZABETH 3,518.85, HOME DEPOT 51,762.63, HONDA NORTHWEST 51,450.00, HOWARD, WILLIAM R. 3,934.44, HOWE SECURITY, INC 7,400.52, ICMA 2,800.00, IDLEWOOD ELECTRIC SUPPLY 9,230.38, IHC CONSTRUCTION COMPANIES, LLC 30,781.50, IL DEPT. OF INNOVATION & TECHNOLOGY 6,580.44, ILL DEPT OF EMPLOYMENT SECURITY 73,807.08, ILLINOIS ARBORIST ASSOC. 2,720.00, ILLINOIS DEPARTMENT OF REVENUE 15,724.27, ILLINOIS DEPT OF TRANSPORTATION 28,013.25, ILLINOIS FIRE CHIEFS ASSOCIATION 3,850.00, ILLINOIS MUNICIPAL RETIREMENT FUND 1,360,766.09, ILLINOIS PUMP INC 15,878.52, ILLINOIS ROOF CONSULTING ASSOC 6,250.00, ILLINOIS STATE POLICE 3,015.00, ILLINOIS STATE POLICE ACADEMY 3,879.74, ILLINOIS TRUCK CENTRE, INC 5,794.57, IMS INFRASTRUCTURE MANAGEMENT SRVS 81,647.00, INFOSEND, INC. 13,848.42, INK'N TEES 3,097.39, INNER SECURITY SYSTEMS, INC. 11,058.43, INTERDEV, LLC 55,089.00, INTERGOVERNMENTAL RISK MGMT 1,156,648.73, INTERNAL REVENUE SERVICE 1,474,464.00, INTERSTATE POWER SYSTEMS, INC. 3,054.95, IVANHOE NURSERY 5,290.00, JAKE THE STRIPER 7,880.00, JAMES MARTIN ASSOCIATES, INC. 33,181.00, JAMES W SMITH PRINTING COMPANY 9,285.60, JEWEL-OSCO 13,149.98, JG UNIFORMS, INC. 31,475.88, JOHN KENO AND COMPANY, INC 1,918,054.26, JOHN S. SWIFT COMPANY, INC 20,074.01, JOHNSON'S NURSERY INC 9,626.50, JOSEPH J HENDERSON & SON INC 272,490.59, JS COMMUNICATIONS TECHNOLOGIES LLC 6,341.05, JULIE INC 6,909.30, JWC MEDIA 16,664.00, JX TRUCK CENTER - WADSWORTH 190,136.68, K. H. KIM'S TAE KWON DO 6,220.50, KARDS INC. 3,300.02, KATWYK CONSTRUCTION & WELDING INC 8,585.00, KELMSCOTT PARK REALTY LLC 500,000.00, KEMPER SPORTS MANAGEMENT, INC. 109,712.28, KIDDLES INC 11,313.93, KIDS ARTISTIC REVUE 8,601.00, KIESLER POLICE SUPPLY, INC. 2,969.47, KINNUCAN 53,755.76, KONICA MINOLTA BUSINESS SOLUTIONS 25,376.39, KOWALSKI MEMORIALS INC 2,630.00, KRAWEC, ANA L. 6,228.00, KRUEGER, ERIC M. 8,291.27, KRUGEL COBBLES, INC. 27,530.00, KRYGERIS, MARK T. 7,173.25, K-TECH SPECIALTY COATINGS, INC. 6,079.77, LAKE CO PARTNERSHIP/ECON DEVELOP 50,000.00, LAKE COUNTY COLLECTOR 18,354.34, LAKE COUNTY HOSE AND EQUIPMENT 21,705.32, LAKE COUNTY PRESS, INC 28,314.00, LAKE COUNTY RECORDER 2,796.00, LAKE COUNTY STORMWATER 15,996.50, LAKE FOREST ACADEMY 3,475.00, LAKE FOREST BANK & TRUST CO 241,567.99, LAKE FOREST BP 11,274.35, LAKE FOREST CLUB 5,320.54, LAKE FOREST FIRE PENSION 8,595.00, LAKE FOREST HIGH SCHOOL 30,923.12, LAKE FOREST LANDMARK DEVELOPMENT 11,950.64, LAKE FOREST POLICE PENSION FND 7,330.00, LAKELAND HVAC AUTOMATION INC 18,210.00, LAKESHORE RECYCLING SYSTEMS 3,651.94, LAKESIDE INTERNATIONAL TRUCKS, LLC 41,516.39, LALUZERNE & SMITH LTD. 50,967.50, LANDSCAPE CONCEPTS MANAGEMENT INC 97,000.40, LANDSCAPE HUB, INC 5,766.30, LARSEN FLORIST / GREENHOUSE 6,350.00, LAUTERBACH & AMEN LLP 4,500.00,

LAW OFFICE OF HENRY TONIGAN, RET PC 8,250.00, LAWSON PRODUCTS, INC. 19,882.35, LEACH ENTERPRISES INC 10,492.10, LEADS ONLINE LLC 2,848.00, LEAF CAPITAL FUNDING LLC 6,631.59, LEGEND APPAREL USA 5,090.00, LESTERS MATERIAL SERVICE INC 4,552.34, LEUCK, STEVEN 2,871.27, LEXIPOL, LLC 4,281.00, LF/LB CHAMBER OF COMMERCE 5,390.00, LIBERTY PRAIRIE RESTORATIONS 12,510.92, LIBERTYVILLE LINCOLN SALES, INC 9,373.90, LIBERTYVILLE TILE & CARPET 53,314.00, LINA 58,820.56, LINDCO EQUIPMENT SALES, INC. 332,549.05, LIVING WATERS CONSULTANTS, INC. 10,597.60, LOHMANN QUITNO GOLF COURSE 3,360.00, LOVERDE CONSTRUCTION CO., INC. 14,929.00, LOWE'S CREDIT SERVICES 2,741.27, LUCAS LANDSCAPING AND DESIGN 6,495.00, LUND INDUSTRIES, INC 16,751.53, LURVEY LANDSCAPE SUPPLY 10,411.13, LYDEN OIL COMPANY 11,790.00, LYNCH CONSTRUCTION CORPORATION 26,188.38, LYONS PINNER ELECTRIC CO. 23,250.75, M E SIMPSON COMPANY INC 7,050.00, M. TANZILLO, INC. 4,185.00, MABAS DIVISION 4 6,157.00, MAG CONSTRUCTION CO 23,830.00, MAGER METAL ART LTD 3,423.00, MAJESTIC OAKS NURSERY LLC 22,409.00, MANFREDINI LANDSCAPING CO., INC. 30,289.00, MARIANI LANDSCAPE 69,544.66, MARIANI PLANTS 32,392.05, MARION BODY WORKS, INC. 516,120.54, MARTELLE WATER TREATMENT, INC. 20,924.00, MARTINELLI CORP 3,577.00, MASS MEDICAL S.C. 19,810.50, MASTERBILT FENCE & SUPPLIES 6,213.00, MC SQUARED ENERGY SERVICES, LLC 6,084.01, MCHENRY COUNTY NURSERY INC 6,187.98, MCLAUGHLIN BOAT WORKS 22,864.98, MCMASTER CARR 15,543.30, MCNEILUS TRUCK & MFG CO 15,689.25, MCVEIGH, RYAN 4,800.00, MEDICAL DENTAL CLAIMS 4,544,075.92, MEDQUIPT, INC 4,240.41, MENONI & MOCOGNI INC 22,684.13, MICHELS CORPORATION 18,447.70, MIDWEST CHLORINATING & TESTING INC. 9,505.00, MIDWEST FUEL INJECTION SERVICE 6,711.59, MIDWEST GROUNDCOVERS 16,619.49, MIDWEST LUBE INC 2,637.15, MIDWEST POWER INDUSTRY, INC. 50,989.95, MIDWEST TRADING HORTICULTURE SUPPLY 8,045.63, MIDWEST TRANSIT EQUIPMENT, INC. 60,418.00, MILCZAREK, ADAM P. 7,289.27, MILLENNIUM 41,563.74, MISC ONE-TIME VENDORS 17,829.40, MIST ENVIRONMENT, LIMITED 8,230.00, MNJ TECHNOLOGIES DIRECT, INC. 39,308.80, MOODY'S INVESTORS SERVICE 22,000.00, MORRISON ASSOCIATES LTD 3,000.00, MORROW BROTHERS FORD, INC. 35,985.00, MORTON GROVE AUTO 2,706.80, MORTON SALT CO 120,217.44, MOST DEPENDABLE FOUNTAINS, INC. 5,435.00, MOTOR PARTS & EQUIPMENT CORPORATION 5,851.09, MOTOROLA SOLUTIONS, INC. 303,583.66, MPC COMMUNICATIONS & LIGHTING, INC 15,571.30, MULLER, JESSICA 9,258.00, MULTISYSTEM MANAGEMENT COMPANY 146,570.00, MUNICIPAL GIS PARTNERS, INC. 201,794.51, MUNICIPAL MARKING DISTRIBUTORS 2,966.67, MUNICIPAL SYSTEMS, INC. 11,353.75, MUTUAL SERVICES OF HIGHLAND PARK 10,744.05, NATIONAL PROPERTY CONSULTING GROUP 2,500.00, NCPERS GROUP LIFE INSURANCE 6,752.00, NEOGOV 20,732.35, NEW HORIZONS COMPUTER 11,127.00, NIELSEN ENTERPRISES, INC. 3,059.84, NILCO, INC 12,305.00, NING, KEN T. 2,808.00, NIPSTA 3,800.00, NORMAN DESIGN COMPANY, LLC 44,025.38, NORMAN, SCOTT 6,776.64, NORTH EAST MULTI-REGIONAL TRAINING 20,500.00, NORTH SHORE GAS 32,536.30, NORTH SHORE LAWN SPRINKLER 5,853.95, NORTH SHORE WATER RECLAMATION DIST 25,800.62, NORTHEASTERN IL REG CRIME LABORATOR 29,350.00, NORTHERN DIVERS USA, INC 9,015.00, NORTHERN ILL POLICE ALARM SYS 6,356.00, NORTHWEST MUNICIPAL CONFERENCE 14,878.75, NORTHWEST TRUCKS INC. 4,045.23, NORTHWOODS WREATHS LLC 5,202.50, NSSRA 640,761.00, NUTOYS LEISURE PRODUCTS INC 69,236.24, O C TANNER 10,021.00, O'LEARY'S CONTRACTORS EQUIP& SUPPLY 11,966.00, OLSON TRANSPORTATION, INC. 67,030.16, OPENGOV, INC. 8,500.00, OTIS ELEVATOR COMPANY 12,082.20, OVERHEAD DOOR CO 19,807.37, P CLIFFORD MILLER INC 190,990.00, PAL STEEL 3,069.12, PALMER PLUMBING & HEATING 3,304.00, PARKMOBILE, LLC 8,602.87, PASQUESI HOME & GARDENS 5,821.63, PASQUESI PLUMBING CORP 3,632.00, PATRIOT PAVEMENT MAINTENANCE 26,880.00, PAXTON HARDWOODS, LLC 3,598.93, PDC LABORATORIES, INC. 3,768.00, PEARSON FENCE COMPANY, INC. 11,420.00, PERSONNEL STRATEGIES LLC 6,100.00, PETER BAKER & SON 15,623.76, PETERSON PRODUCTS 13,045.28, PETROCHOICE LLC 41,723.44, PITNEY BOWES GLOBAL 2,870.19, PITNEY BOWES RESERVE ACCOUNT 6,500.00, PLAN-IT GEO, LLC 4,000.00, POLICE PENSION PAYMENTS 2,870,884.87, POLICE RECORDS & INFORMATION MGT 2,750.00, POMP'S TIRE SERVICE INC 2,834.20, PORTER, LINDA S. 33,884.30, POSTAL EXPRESS CENTER, INC. 3,907.84, PRAETORIAN DIGITAL 6,450.00, PRAIRIE MOON NURSERY 9,482.38, PROFESSIONAL BENEFIT ADMIN. 902,781.76, PUREI 17,285.50, QUADIENT, INC. 6,379.24, QUICKET SOLUTIONS, INC. 27,417.00, QUILL CORPORATION 2,566.44, R & S BRISTOL FARM LLC 4,910.00, R A ADAMS ENTERPRISES INC 3,548.21, R A MANCINI, INC. 17,200.00, R&R TEXTILE MILLS, INC. 3,408.38, RADARSIGN, LLC 3,350.50, RAMAKER & ASSOCIATES INC 3,550.00, RAY O'HERRON CO INC 12,261.30, RAY SCHRAMER & CO 11,687.95, RECREATION PROGRAM REFUNDS 30,503.70, RED WING SHOES 5,354.80, REDEXIM TURF PRODUCTS 60,468.33, REEF CONTRACTORS INC 154,709.00, REFLECTIONS WATER LIGHT STONE INC. 9,448.00, REINDERS, INC. 3,579.30, RENTALS PLUS 5,500.00, RESOURCE MANAGEMENT ASSOCIATES 5,244.55, RESOURCE MANAGEMENT-CHICAGO RIDGE 221,664.82, REVOLUTION DANCEWEAR 3,936.15, REX RADIATOR & WELDING CO., INC. 4,120.00, REX RADIATOR SALES AND 3,142.00, RICHARD L. MILLER DVM P.A. 4,770.94, RJN GROUP INC 58,991.75, ROCCO FIORE & SONS 8,975.73, ROCK TRED II LLC 12,808.55, ROGUE FITNESS 3,371.06, RON CLESEN'S ORNAMENTAL PLANTS 5,410.35, RONDOUT SERVICE CENTER 3,401.50, RUBINO ENGINEERING, INC. 3,000.00, RUNNION EQUIPMENT 84,657.34, RUSSO HARDWARE, INC. 15,183.59, RYDIN DECAL

7,265.41, S & S WORLDWIDE, INC. 5,752.99, SAM'S WEST, INC. 16,065.13, SANS INSTITUTE 2,940.00, SCHAEFER SYSTEMS INTERNATIONAL, INC 3,375.00, SCHOOL DISTRICT 67 75,263.25, SCHROEDER & SCHROEDER, INC. 106,015.00, SCHROEDER ASPHALT SERVICES, INC 681,328.38, SEMERSKY ENTERPRISES 19,747.60, SENTINEL TECHNOLOGIES, INC. 107,949.00, SERVICE EXPRESS, INC. 4,667.62, SERVICEMASTER COMMERCIAL CLEANING 4,864.00, SHAREGATE GROUP INC 3,995.00, SHARP BRUSH INC 2,500.00, SHI INTERNATIONAL CORP 18,650.95, SILK-SCREENING BY WILL 6,674.16, SITEONE LANDSCAPE SUPPLY, LLC 7,531.30, SOFTERRA INC 3,052.63, SOIL & MATERIAL CONSULTANTS 6,683.00, SOLARWINDS, INC 4,411.00, SOLID WASTE AGENCY OF LAKE COUNTY 9,702.50, SOMMERS, JULIANNE 62,520.00, SPECIALTIES DIRECT 5,936.00, SPEER FINANCIAL, INC. 51,342.00, SPRING ALIGN OF PALATINE INC 7,845.47, STACHURA, KELLY 2,914.50, STAGESTEP INC. 2,647.00, STANDARD EQUIPMENT COMPANY 194,399.39, STANDARD INDUSTRIAL & 2,745.00, STATE CHEMICAL SOLUTIONS 2,755.52, STEIGER, CHERYL LYNN 3,097.34, STEIN, RONALD W. 5,350.46, STEINER ELECTRIC CO 6,180.48, STENSTROM PETROLEUM SERVICES GROUP 7,890.82, STEPP PARTS COMPANY 6,145.37, STRAND ASSOCIATES, INC 41,929.49, SUBURBAN ACCENTS, INC. 3,400.00, SUBURBAN LABORATORIES, INC. 4,054.50, SUNSET FOOD MART INC 12,682.05, SUPERIOR INDUSTRIAL SUPPLY 18,288.05, SUPERIOR ROAD STRIPING INC 83,647.02, SVANACO 10,780.00, TDS DOOR COMPANY 37,069.46, TEC ELECTRIC INC 38,151.18, TEREX UTILITIES, INC 3,976.98, TERMINAL SUPPLY COMPANY 6,077.53, TESKA ASSOCIATES INC 29,931.01, THE BANK OF NEW YORK MELLON TRUST 271,903.00, THE CHARMM'D FOUNDATION 11,706.00, THE CITY OF LAKE FOREST 6,377.66, THE DAVEY TREE EXPERT COMPANY 2,615.00, THE GREEN EARTH DEICER COMPANY 2,824.59, THELEN MATERIALS 18,839.78, THOMSON REUTERS - WEST 5,477.26, THOR GUARD INC 3,862.35, THYBONY PAINT & WALLCOVERINGS 4,388.35, TIMBERLINE FISHERIES CORP 6,386.75, TIM'S SNOWPLOWING, INC 24,001.64, TKB ASSOCIATES, INC. 98,965.00, TOTAL PARKING SOLUTIONS, INC. 11,775.00, TRADITIONAL CONCRETE PRODUCTS 12,475.00, TRAFFIC CONTROL&PROTECTION INC 5,231.50, TREDROC TIRE SERVICE 54,145.13, TREE TOWNS IMAGING & COLOR GRAPHICS 5,056.55, ULINE, INC. 38,086.33, UNITED STATES POSTAL SERVICE 15,000.00, UNITED STATES POSTMASTER 2,600.00, UNIVERSITY OF ILLINOIS AT CHICAGO 35,000.00, USA BLUEBOOK 25,551.23, V3 COMPANIES OF ILLINOIS, LTD 14,500.00, VALERIE S. KRETCHMER ASSOCIATES INC 8,000.00, VALLEY ZOOLOGICAL SOCIETY 2,500.00, VANS ENTERPRISES LTD 17,914.00, VARNER, JOHN 2,899.09, VCG LTD 5,835.42, VERIZON WIRELESS MESSAGING SERVICES 105,174.13, VERMEER ILLINOIS INC 19,323.30, VERMONT SYSTEMS, INC 19,838.26, VERNON HILLS ANIMAL HOSPITAL 4,490.39, VIKING CHEMICAL COMPANY 28,388.62, VILLAGE OF DEERFIELD 3,080.00, VILLAGE OF GLENVIEW 764,115.33, VILLAGE OF LAKE BLUFF 4,084.30, VILLAGE OF LIBERTYVILLE 168,750.00, VOLLMAR CLAY PRODUCTS COMPANY 3,870.00, VOLPE, APRIL W. 4,156.40, VOXNETWORK USA, LLC 3,175.00, VULCAN CONSTRUCTION MATERIALS, LLC 11,893.08, WACHS WATER SERVICES 19,774.75, WALKER, LINDA A. 6,147.50, WAREHOUSE DIRECT 41,853.87, WATER REFUNDS 5,541.73, WAUKEGAN SAFE & LOCK LTD 22,188.44, WAUKEGAN TIRE & SUPPLY CO, INC. 19,466.98, WEISSMAN'S DESIGNS FOR DANCE 8,447.59, WELDING BY K & K, LLC 3,350.59, WELLS FARGO 5,024,531.26, WENBAN FUNERAL HOME, LTD 2,500.00, WENNINGTON, WILLIAM 4,476.80, WEST MARINE PRODUCTS, INC. 4,250.88, WEST SIDE TRACTOR SALES CO 7,909.07, WHOLESALE DIRECT INC 2,796.02, WILLIAM BLAIR & COMPANY, LLC 38,466.67, WILLIAM SCHELHAS MEDIA SERVICES 25,067.26, WILLIAMS ASSOCIATES ARCHITECTS, LTD 12,290.81, WISS JANNEY ELSTNER ASSOC 11,785.45, WRIGHT BENEFIT STRATEGIES INC 30,000.00, WUNDERLICH-MALEC SERVICES, INC 10,705.00, XO COMMUNICATIONS 24,913.79, YBA SHIRTS, INC 3,600.34, ZELK, KEVIN 8,360.00, ZENCITY TECHNOLOGIES US INC 12,000.00, ZENON ENVIRONMENTAL CORP 65,073.50, ZION LANDFILL T1 293,578.72, ZOLL MEDICAL CORPORATION 6,795.30,

**TOTAL VENDORS \$42,462,916.61**

# SUMMARY STATEMENT OF CONDITION

	<u>General</u>	<u>Special Revenue</u>	<u>Capital Projects</u>	<u>Debt Service</u>	<u>Enterprise</u>	<u>Internal Service</u>	<u>Fiduciary</u>	Discretely Presented Component <u>Unit</u>
Revenues	\$ 37,805,297	\$ 11,535,411	\$ 4,483,448	\$ 2,674,857	\$ 9,457,416	\$ 9,626,639	\$ 28,545	\$ 4,591,033
Expenditures	<u>(32,904,992)</u>	<u>(11,469,319)</u>	<u>(8,104,572)</u>	<u>(3,037,236)</u>	<u>(17,056,617)</u>	<u>(8,435,376)</u>	<u>(40,841)</u>	<u>(3,673,104)</u>
Excess of Revenues Over (Under)								
Expenditures	4,900,305	66,092	(3,621,124)	(362,379)	(7,599,201)	1,191,263	(12,296)	917,929
Transfers In	-	547,372	3,593,323	486,972	198,500			-
Transfers Out	(4,268,104)	(196,000)	(362,063)	-	-			-
Refunding Debt issuance		-		10,751,022	7,533,214			
Premium Debt Issuance				797,619				-
Payment to Escrow				(11,445,875)				
Bond Proceeds		-	-	-	-			-
Other	<u>-</u>	<u>-</u>	<u>38,500</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Increase (Decrease) in Fund Balance	632,201	417,464	(351,364)	227,359	132,513	1,191,263	(12,296)	917,929
Previous Year Fund Balance	28,945,184	14,122,076	10,924,138	1,639,633	9,937,854	8,871,062	556,077	4,377,562
Other	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Current Year Ending Fund Balance	<u>\$ 29,577,385</u>	<u>\$ 14,539,540</u>	<u>\$ 10,572,774</u>	<u>\$ 1,866,992</u>	<u>\$ 10,070,367</u>	<u>\$ 10,062,325</u>	<u>\$ 543,781</u>	<u>\$ 5,295,491</u>
Total Debt Outstanding								
Beginning of Year		Issued Current Fiscal Year	Retired Current Fiscal Year	Outstanding End of Year				
	<u>\$ 50,903,784</u>	<u>17,665,000</u>	<u>22,677,849</u>	<u>\$45,890,935</u>				

Subscribed and sworn to this 18th of October, 2020 /s/ Elizabeth A. Holleb, City Treasurer

I, Margaret Boyer, City Clerk of The City of Lake Forest, Lake County, Illinois, do hereby certify that the above is a true copy of the Annual Treasurer's Report for the fiscal year ending April 30, 2020 /s/ Margaret Boyer, City Clerk

The City of Lake Forest  
CITY COUNCIL  
***Proceedings of the Monday, October 5, 2020***  
City Council Meeting - City Council Chambers  
**REMOTE ACCESS MEETING**

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

Present: Honorable Mayor Pandaleon, Alderman Morris, Alderman Karras, Alderman Rummel, Alderman Notz, Alderman Preschlack, Alderman Goshgarian, Alderman Buschmann and Alderman Weber.

Absent: None

**CALL TO ORDER AND ROLL CALL**

**PLEDGE OF ALLEGIANCE** was recited by all those present.

**REPORTS OF CITY OFFICERS**

**COMMENTS BY MAYOR**

Mayor Pandaleon made the following statement as required by the Open Meetings Act. In accordance with state statute, Mayor Pandaleon has made a determination that it was not practical or prudent to schedule an in-person City Council meeting because of the COVID-19 pandemic, which is why this October 5, 2020 City Council meeting is being held remotely.

Mayor Pandaleon reported on early voting dates and times.

**A. Deerpath Golf Course Update**

- **Vince Juarez, Regional Operations Executive and Jason Petree, General Manager**

Mayor Pandaleon introduced Vince Juarez to give a brief presentation on the operations of the Golf Course. Mr. Juarez introduced Jason Petree, the new General Manager at the Deerpath Golf Course. Mr. Juarez and Mr. Petree reported that the update on the golf course would include the COVID-19 industry impact, Illinois golf procedures and the budgetary impact of the pandemic. Mr. Juarez gave some brief background on the closure of the golf course and the different phases of reopening for the course. He gave a financial comparison to the previous fiscal year, and gave a more detailed explanation of specific timelines, however, he stated that overall, the golf course would see a budgetary increase from 2019. Mr. Petree explained that the Net Promoter Score (NPS) number are up by 9.5 points and further explained the impacts to business at the Golf Course.

The City Council had discussion on any debt service and cost difference from the golf course.

The City Council thanked Vince Juarez for his work in making the golf course a success this past year and welcomed Mr. Petree.

**B. COVID 19 Financial Impact Update**

- **Elizabeth Holleb, Finance Director**

Finance Director, Elizabeth Holleb gave an update on the impact of COVID-19 on City finances. She stated that the City is still performing well, ahead of the amended budget projections. Ms. Holleb discussed in depth the Park and Recreation Fund explaining how it was split into one, Parks and Forestry and two, Recreation programs. She stated that because of the deferred payment of income tax, as implemented by Lake County, these numbers will not show true findings until November. She stated that the financials of this fund are running comparable to last fiscal year, even with the significant loss of funding due to COVID-19. Ms. Holleb gave a brief overview of the Deerpath Golf Course fund, which was discussed in more depth in the previous presentation. She concluded her presentation by summarizing City-wide revenue indicators that were adjusted due to COVID-19.

The City Council had lengthy discussion about the CARES act and the processes of applying for and receiving funds, based on the structure of the City's local government. Finance Director, Elizabeth Holleb explained the difference between communities that may have separate districts, and how this impacts fund allocation.

The City Council thanked Director Holleb for the work the Finance Department has done to ensure the success of the City during COVID-19.

**C. Local Business Support**

- **Catherine Czerniak, Director of Community Development**

Mayor Pandaleon introduced Cathy Czerniak, Director of Community Development. She gave an overview of the resolution on the omnibus portion of the agenda, identifying ways to help assist local businesses during COVID-19. Ms. Czerniak laid out a potential proposal to offer an incentive to all sales tax producing businesses. She explained this would be an individualized assistance plan to determine what types of expenses would qualify for businesses. This could include cost sharing for COVID-19 related items and annual license fees being decreased or waived. She emphasized that the local businesses have an opportunity to be creative moving forward should they choose to apply for support.

The City Council thanked City Staff for the effort they have put forth to work with local businesses.

The City Council had additional discussion about the time limit as stated in the resolution. Ms. Czerniak stated that the funds were allocated to be spent in the current fiscal year and the program would not exceed the amount of \$500,000. To this extent, the program will either end once the fiscal year ends, or until all the funds are awarded to businesses.

<b>COMMENTS BY CITY MANAGER</b>
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**A. Community Spotlight**

- **Lake Forest Preservation Foundation**
- **Laura Luce, Chair of Preservation Awards**

City Manager Jason Wicha introduced the Lake Forest Preservation Foundation who showed a brief video recognizing the annual award winning historic preservation properties by the Foundation.

The City Council thanked the Foundation for the work they have done for the community.

**B. Department Spotlight**

- **Sally Swarthout, Director of Parks and Recreation**

City Manager Jason Wicha introduced a brief video showcasing the Lake Forest Parks and Recreation Department and its programming.

The City Council thanked the Parks and Recreation Department for their flexibility and the work they have done to continue programming in the City.

City Manager Jason Wicha reminded residents of the Ward meeting taking place on Wednesday October 7<sup>th</sup> at 7 p.m. via Zoom.

<b>OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL ON NON-AGENDA ITEMS</b>
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**Members of the public can provide public comment by calling into the following number during the meeting: 847-810-3643**

<b>COMMITTEE REPORTS</b>
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<b>ITEMS FOR OMNIBUS VOTE CONSIDERATION</b>
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1. **Approve the Extension of the Mayor’s Declaration of a Local State of Emergency until the next City Council Meeting**
2. **Approval of the September 8, 2020 City Council Meeting Minutes**
3. **Approval of the September 21, 2020 City Council Workshop Meeting Minutes**
4. **Approval of the Check Register for the Period of August 29 to September 25, 2020**
5. **Approval of a Resolution of Sympathy for Appreciation for Retired Employee Harold “Hal” Robson**
6. **Consideration of a Resolution Providing Additional Support to Local Businesses During the COVID-19 Pandemic (Approval by Motion)**
7. **Approval of the Purchase of Computer Workstations, Laptops, Hybrid Tablets, and Rugged Tablets for All City Departments**
8. **Award of Proposal to Cyril Regan Heating, Inc. for the Senior Center HVAC Replacement Project in the Amount of \$155,380.00 with a 10% or \$15,538 Contingency**
9. **Award of Proposal to A & A Sprinkler Company, Inc. for a Three-Year Fire Sprinkler Inspection & Maintenance Agreement in the amount of \$43,133.28**
10. **Authorize the City Manager to Enter into a One Year Agreement with the Illinois Department of Transportation for the Plowing and Salting of Route 43 (Rte. 176-Rte. 22) and Route 60 (Rte. 41-Field Drive) for the Winter of 2020/2021**
11. **Consideration of an Ordinance Approving a Recommendation from the Building Review Board. (First Reading, and if Desired by the City Council, Final Approval)**

**COUNCIL ACTION: Approval of the eleven (11) Omnibus items as presented**

Mayor Pandaleon asked members of the Council if they would like to remove any other item or take it separately. Seeing none, he asked for a motion.



Alderman Rummel made a motion to approve the eleven (11) omnibus items seconded by Alderman Morris. The following voted "Aye": Alderman Morris, Karras, Rummel, Notz, Preschlack, Goshgarian, Buschmann and Weber. The following voted "Nay": None. 8-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**

- 1. Consideration of a Recommendation from the Plan Commission in Support of a Special Use Permit for Donati's Pizza/Jefe's Tacos, a Casual Restaurant in the Existing Building at Westwood Center, 950 N. Western Avenue. (If desired by the Council, Waive First Reading and Grant Final Approval of the Ordinance.)**

Mayor Pandaleon introduced Community Development Director, Cathy Czerniak to give a brief presentation of a unanimous recommendation from the Plan Commission. Ms. Czerniak gave background on the building and its history of tenants as well as its restoration. She explained this potential tenant's business model, and what their business focus is planned to be. Focusing more on delivery and staging vehicles in this location.

**COUNCIL ACTION: Approval of a Recommendation from the Plan Commission in Support of a Special Use Permit for Donati's Pizza/Jefe's Tacos, a Casual Restaurant in the Existing Building at Westwood Center, 950 N. Western Avenue.**

Alderman Notz made a motion of approval of a Recommendation from the Plan Commission in Support of a Special Use Permit for Donati's Pizza/Jefe's Tacos, a Casual Restaurant in the Existing Building at Westwood Center, 950 N. Western Avenue, seconded by Alderman Preschlack. The following voted "Aye": Alderman Morris, Karras, Rummel, Notz, Preschlack, Goshgarian, Buschmann and Weber. The following voted "Nay": None. 8-Ayes, 0 Nays, motion carried.

## **NEW BUSINESS**

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

The City Council had discussion on the reopening of South Park.

## **ADJOURNMENT**

There being no further business Mayor Pandaleon asked for a motion. Alderman Rummel made a motion to adjourn, seconded by Alderman Notz. Motion carried unanimously by voice vote at 8:18 pm.

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.*

**RESOLUTION NO. \_\_\_\_\_**

**WHEREAS**, The City of Lake Forest, hereinafter referred to as **CITY**, located in the County of Lake, State of Illinois, desires to construct a Streetscape Improvement Project within the City's Central Business District on Deerpath Road between Oakwood Avenue on the east to the Metra right-of way just east of Western Avenue on the west, to enhance pedestrian travel along the corridor;

**WHEREAS**, an Illinois Transportation Enhancement Program (ITEP) Grant will fund 80% of the design, and construction for the project with 20% to be paid for with local funds;

**WHEREAS**, the CITY does hereby commit funds in the amount of \$450,000 to cover its share of the design, and construction expenses;

**NOW, THEREFORE**, be it resolved by the CITY:

**FIRST:** The findings made in the prefatory portion of this Resolution are hereby adopted.

**SECOND:** The City does hereby commit the approximate amount of \$450,000 plus any additional amounts as may be required for the CITY's share of the project costs.

**ADOPTED** this 19<sup>th</sup> day of October, 2020 pursuant to a roll call vote as follows:

**AYES:**

**NAYS:**

**ABSENT:**

**APPROVED** by me this 19<sup>th</sup> day of October, 2020

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk

**RESOLUTION NO. \_\_\_\_\_**

**WHEREAS**, The City of Lake Forest, hereinafter referred to as **CITY**, located in the County of Lake, State of Illinois, desires to replace bike path pedestrian bridges on the Robert McClory Bike Path in downtown Lake Forest along the west side of McKinley Road. One bridge spans Illinois Road to the south and the other spans Woodland Road to the north, to enhance pedestrian travel along the corridor;

**WHEREAS**, an Illinois Transportation Enhancement Program (ITEP) Grant will fund 80% of the preliminary engineering, design, and construction for the project with 20% to be paid for with local funds;

**WHEREAS**, the CITY does hereby commit funds in the amount of \$200,000 to cover its share of the preliminary engineering, design, and construction expenses;

**NOW, THEREFORE**, be it resolved by the CITY:

**FIRST:** The findings made in the prefatory portion of this Resolution are hereby adopted.

**SECOND:** The City does hereby commit the approximate amount of \$200,000 plus any additional amounts as may be required for the CITY's share of the project costs.

**ADOPTED** this 19<sup>th</sup> day of October, 2020 pursuant to a roll call vote as follows:

**AYES:**

**NAYS:**

**ABSENT:**

**APPROVED** by me this 19<sup>th</sup> day of October, 2020.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk

**RESOLUTION NO. \_\_\_\_\_**

**WHEREAS**, The City of Lake Forest, hereinafter referred to as **CITY**, located in the County of Lake, State of Illinois, desires to construct a multi-use path along the north side of Illinois Route 60 from the existing sidewalk located at the Field Drive entrance to Conway Business Park entrance to Academy Drive, to enhance pedestrian travel along the corridor;

**WHEREAS**, an Illinois Transportation Enhancement Program (ITEP) Grant will fund 80% of the design and construction for the project with 20% to be paid for with local funds;

**WHEREAS**, the CITY does hereby commit funds in the amount of \$132,000 to cover its share of the design and construction expenses;

**NOW, THEREFORE**, be it resolved by the CITY:

**FIRST:** The findings made in the prefatory portion of this Resolution are hereby adopted.

**SECOND:** The City does hereby commit the approximate amount of \$132,000 plus any additional amounts as may be required for the CITY's share of the project costs.

**ADOPTED** this 19<sup>th</sup> day of October, 2020 pursuant to a roll call vote as follows:

**AYES:**

**NAYS:**

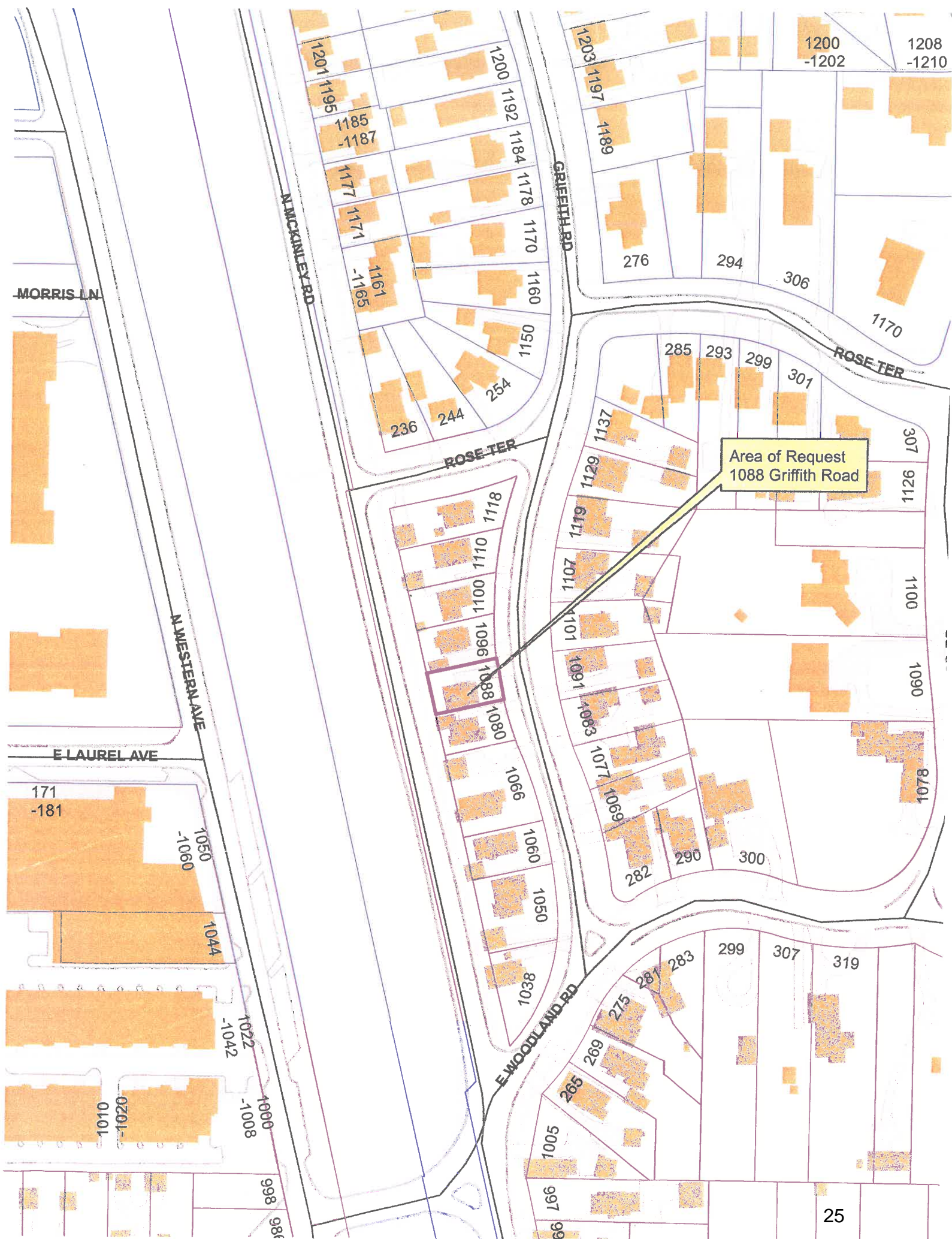
**ABSENT:**

**APPROVED** by me this 19<sup>th</sup> day of October, 2020.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk



THE CITY OF LAKE FOREST

ORDINANCE NO. 2020-\_\_

AN ORDINANCE GRANTING VARIANCES FROM THE FRONT, SIDE AND REAR YARD  
SETBACKS FOR PROPERTY LOCATED AT 1088 GRIFFITH ROAD

**WHEREAS**, Brian and Jennifer Harbison ("**Owners**") are the owners of that certain real property commonly known as 1088 Griffith Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

**WHEREAS**, the Property is located in the GR-3, General Residence Zoning District; and

**WHEREAS**, the Owners desire to construct improvements, including a new single family residence and attached garage ("**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**") requesting approval of variances from Section 159.087, GR-3, General Residence District, of the City of Lake Forest Code to allow construction of the Improvements, within the front, side and rear yard setbacks; and

**WHEREAS**, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on September 28, 2020; and

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

1. The variances if granted will not alter the essential character of the subject property, the surrounding area or the larger neighborhood in which the property is located. This is a neighborhood of small lots with homes tight together. Smaller two story homes and rear garages are common and many, due to the date of construction prior to current setback requirements, are nonconforming with current setbacks.
2. The hardship and practical difficulties that necessitate the requested variances include the reduction in the size of the property when McKinley Road was shifted to the east many decades ago resulting in the loss of a portion of this property and other properties along the east side of McKinley Road. This lot is also a "through lot" with street frontage along both the front and rear property lines resulting in extraordinary setbacks. The characteristics of this property are generally unique to this property and this

- neighborhood and are not applicable to other properties in the same zoning district in other areas of the community.
3. The existing residence, which is in deteriorating condition, is nonconforming to current setbacks due to its construction prior to current zoning regulations and prior to the reduction in the size of the lot. The replacement residence is proposed in generally the same footprint as the existing house.
  4. The hardships on which the variance requests are based were not created by any current or former owner of the property but instead, result from changes to the property and the zoning regulations after the neighborhood was established.
  5. The variances requested will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values. The proposed Improvements will support property values in the neighborhood.

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

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

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

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

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

**SECTION THREE: Zoning Setback Variance Granted.** Based on the findings presented above, the City Council does hereby grant approval of the requested variances to allow the construction of the Improvements, as fully depicted on the Plans; the house no closer than 22 feet to the front (east) property line and the garage no closer than 8 feet 10 inches to the rear (west) property line and no closer than 2 feet 6 inches feet to the side (north) property line.

**SECTION FOUR: Conditions on Approval.** The approval granted pursuant to Sections Two and Three of this Ordinance shall be, and is hereby, conditioned



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

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



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

- G. Other conditions. The improvements shall be substantially in conformance with the Board's deliberations.

**SECTION FIVE: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if the Owners have not (i) executed and (ii) thereafter filed with the City Clerk, within 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit C and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS \_\_ DAY OF \_\_\_\_\_, 2020.

AYES: (    )

NAYS: (    )

ABSENT: (    )

ABSTAIN: (    )

PASSED THIS \_\_ DAY OF \_\_\_\_\_, 2020.

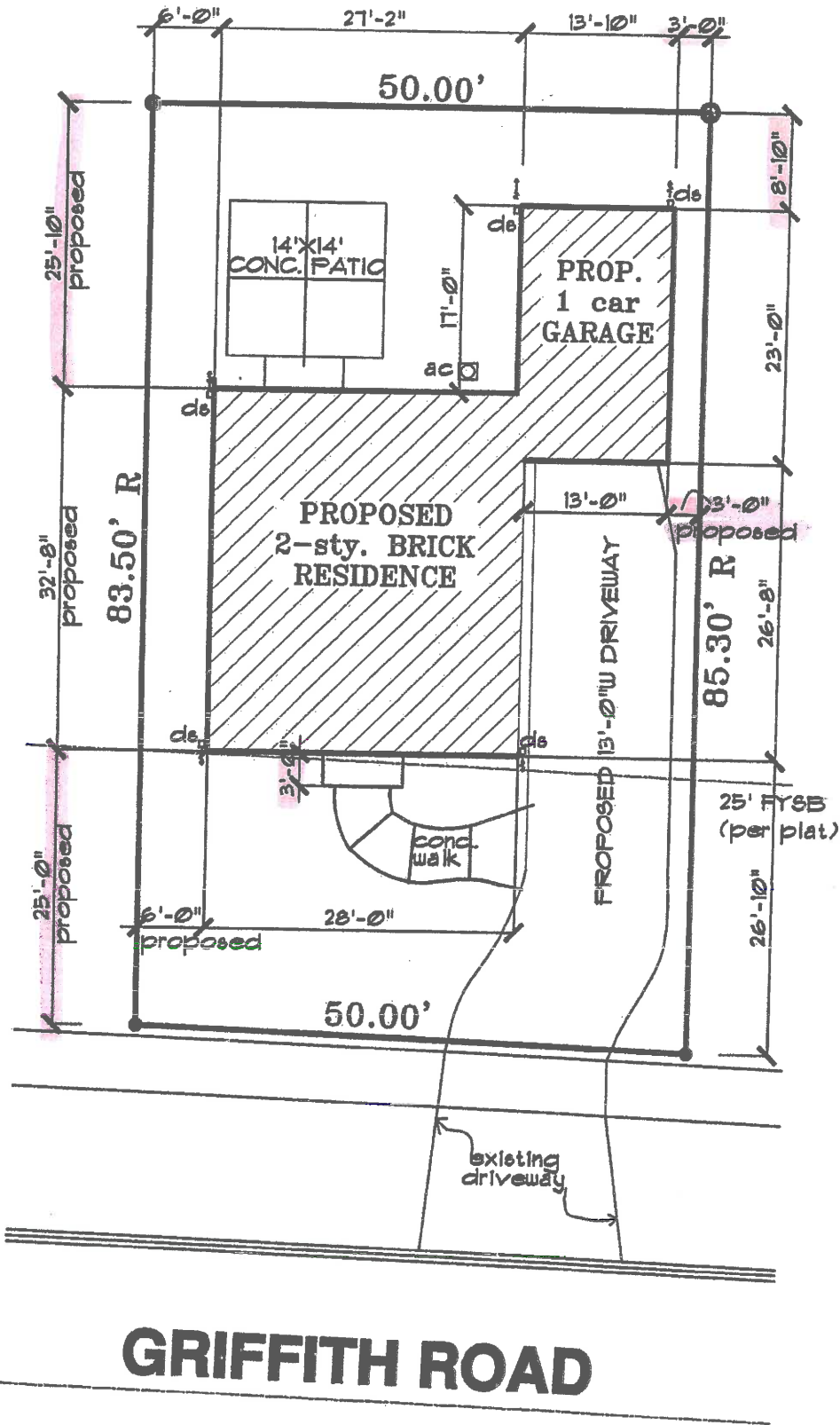
ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

The Plans

PROPOSED 2-STOREY BRICK RESIDENCE FOR:  
**BRIAN & JENNIFER HARBISON**  
1088 GRIFFITH ROAD  
LAKE FOREST, IL



REQUIRED SETBACKS:

40 FEET – FRONT AND REAR YARD

6 FEET – SIDE YARD

PROPOSED SETBACKS

BUILDING DATA:		
LAND AREA	= 4,167.80 S.F.	
FLOOR AREA (F.A.R.)	REQUIREMENTS	PROPOSED
	= 1,883.492 S.F. (914.48 sf/floor)	= 1,828.96 S.F.
GARAGE EXEMPTION	= 576.00 S.F.	= 313.17 S.F.
PORTICO		= 21.00 S.F.
LAND COVERAGE(30%)	= 1,250.00 S.F.	= 1,248.65 S.F.
MAX. HEIGHT	= 30'-0"	= 29'-7"
PROPOSED BUILDING DATA:		
FIRST FLOOR	= 914.48 S.F.	
SECOND FLOOR	= 914.48 S.F.	
TOTAL FLR AREA	= 1,828.96 S.F. (REQ. 1,883.492SF)	
GARAGE AREA	= 313.17 S.F.	
PORCH(ENTRY)	= 21.00 S.F.	
FIRST FLOOR	= 914.48 S.F.	
TOTAL L.C.	= 1,248.65 S.F. (REQ. 1250.00SF)	



SITE PLAN

SCALE: 1" = 15'-0"

RUBEN L. ANASTACIO & ASSOCIATES, LTD.

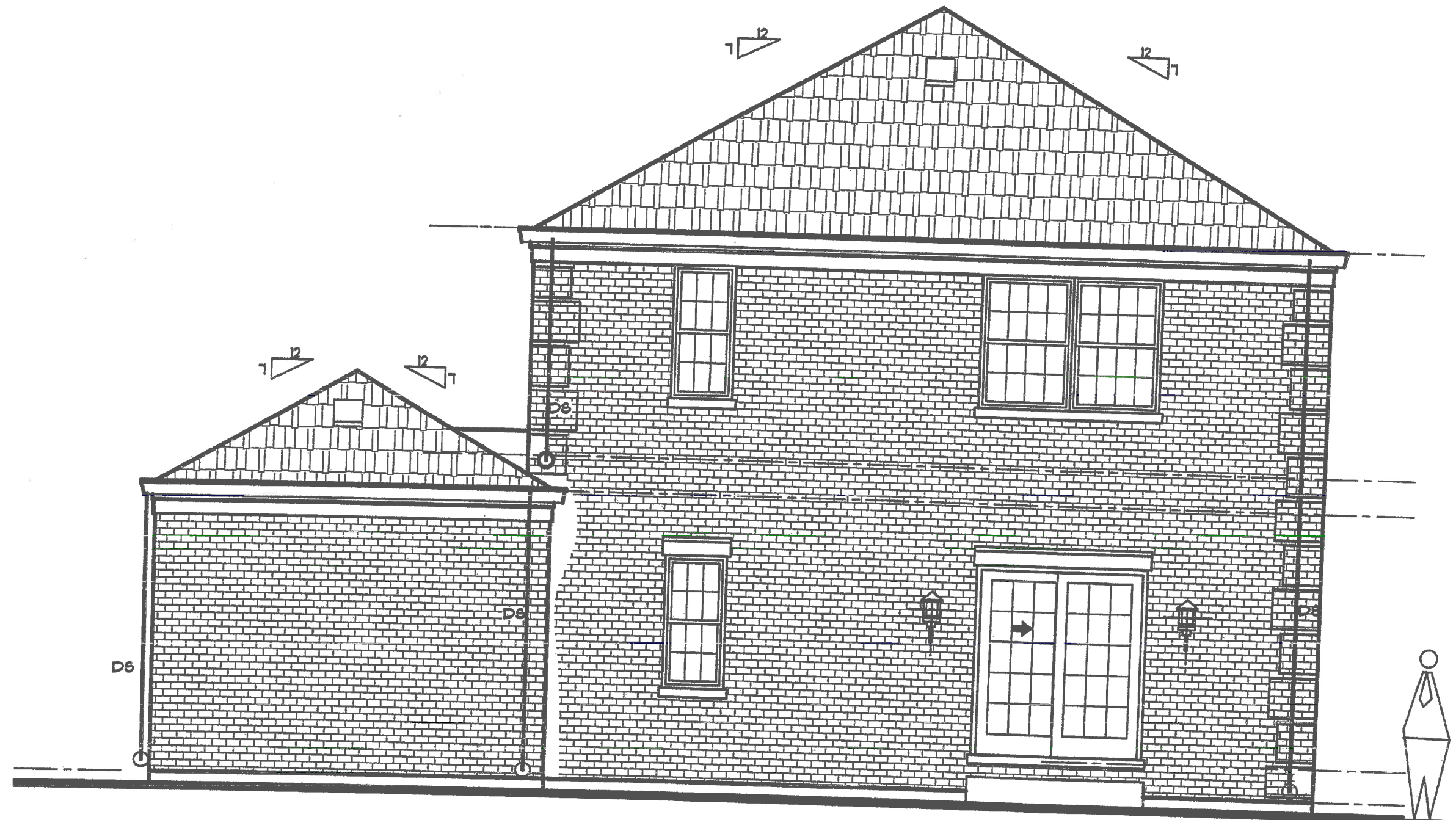
4256 N. ARLINGTON HTS. RD.  
SUITE # 203  
ARLINGTON HTS., IL 60004

architects  
anastacioco@aol.com  
CELL (847) 812-1558

The Plans



**Proposed  
FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

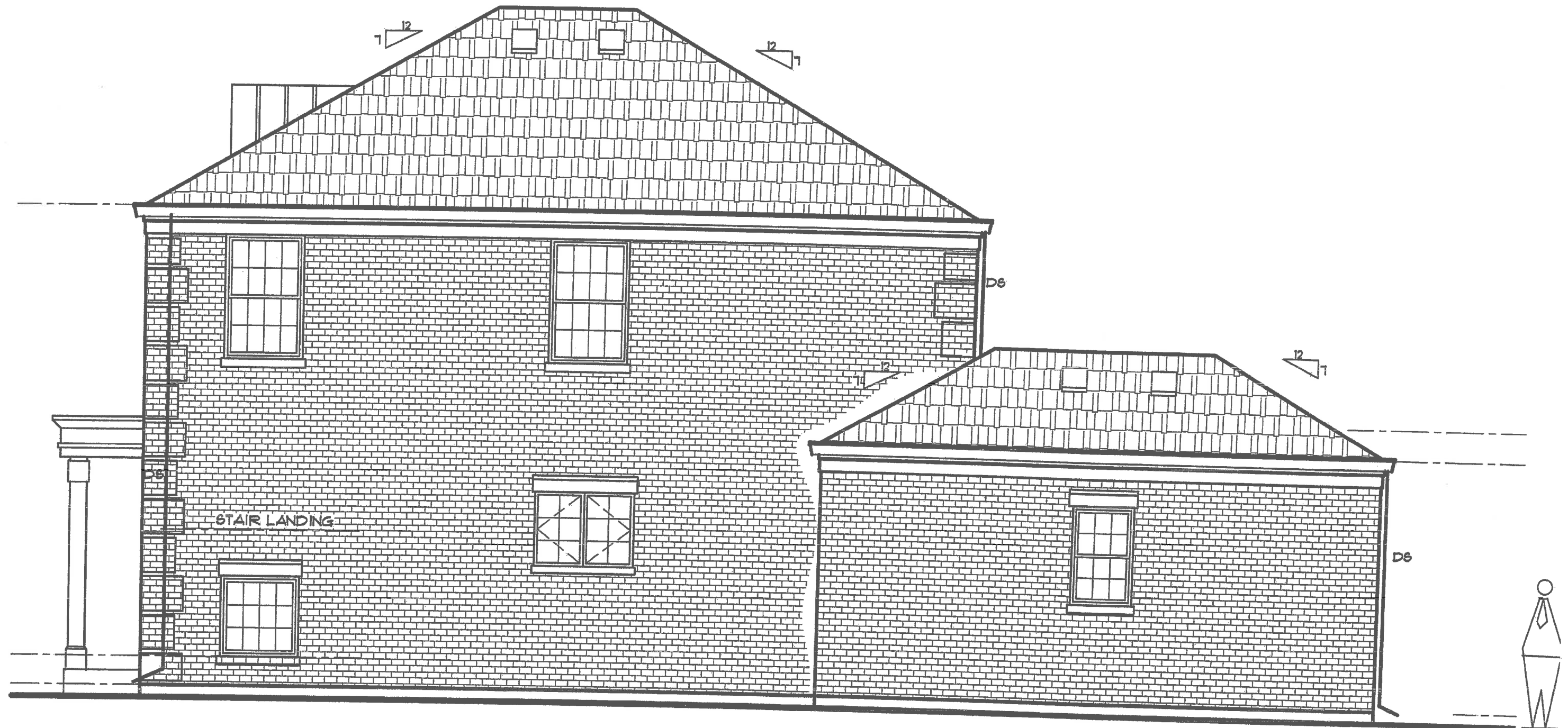


Proposed  
**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

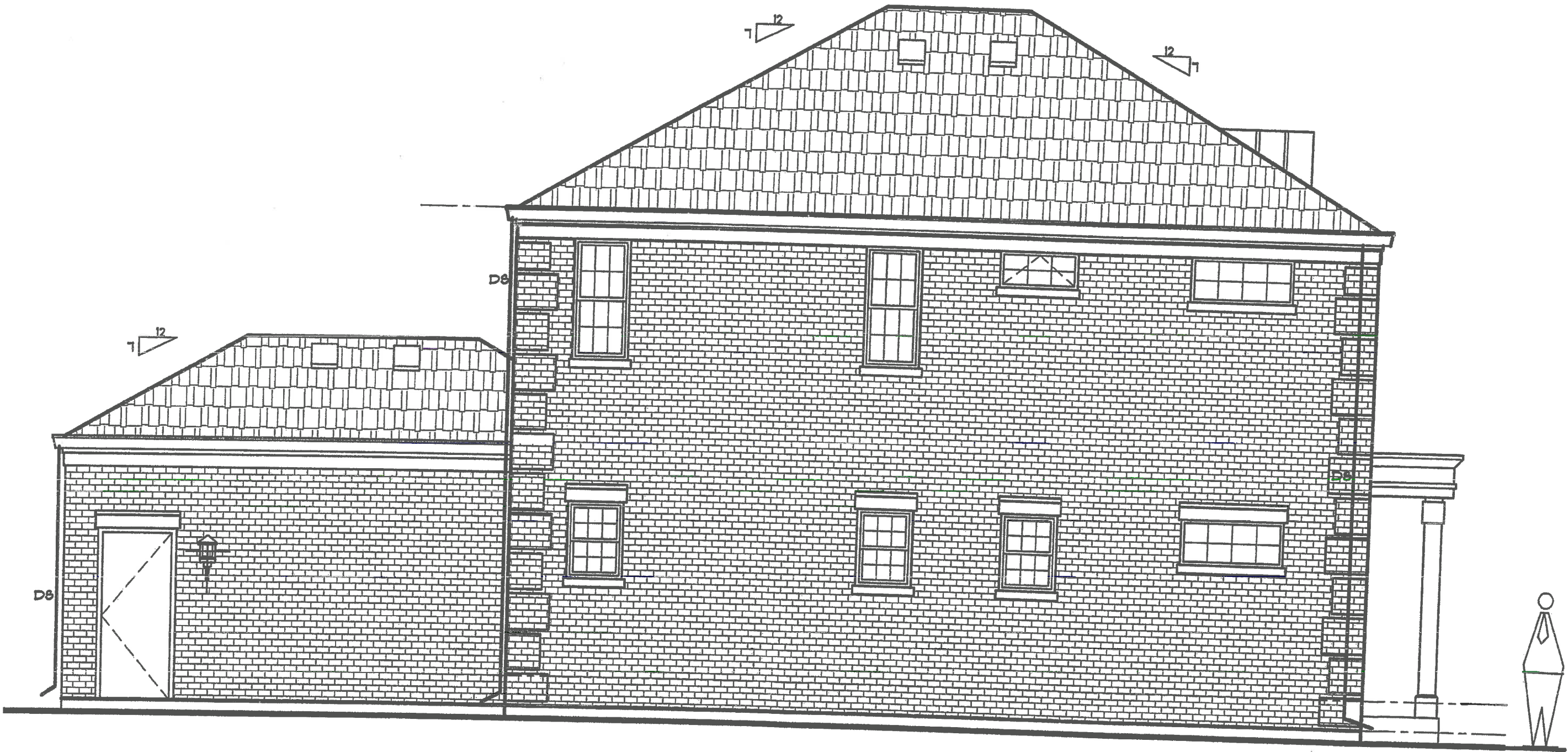


GROUP EXHIBIT B

The Plans

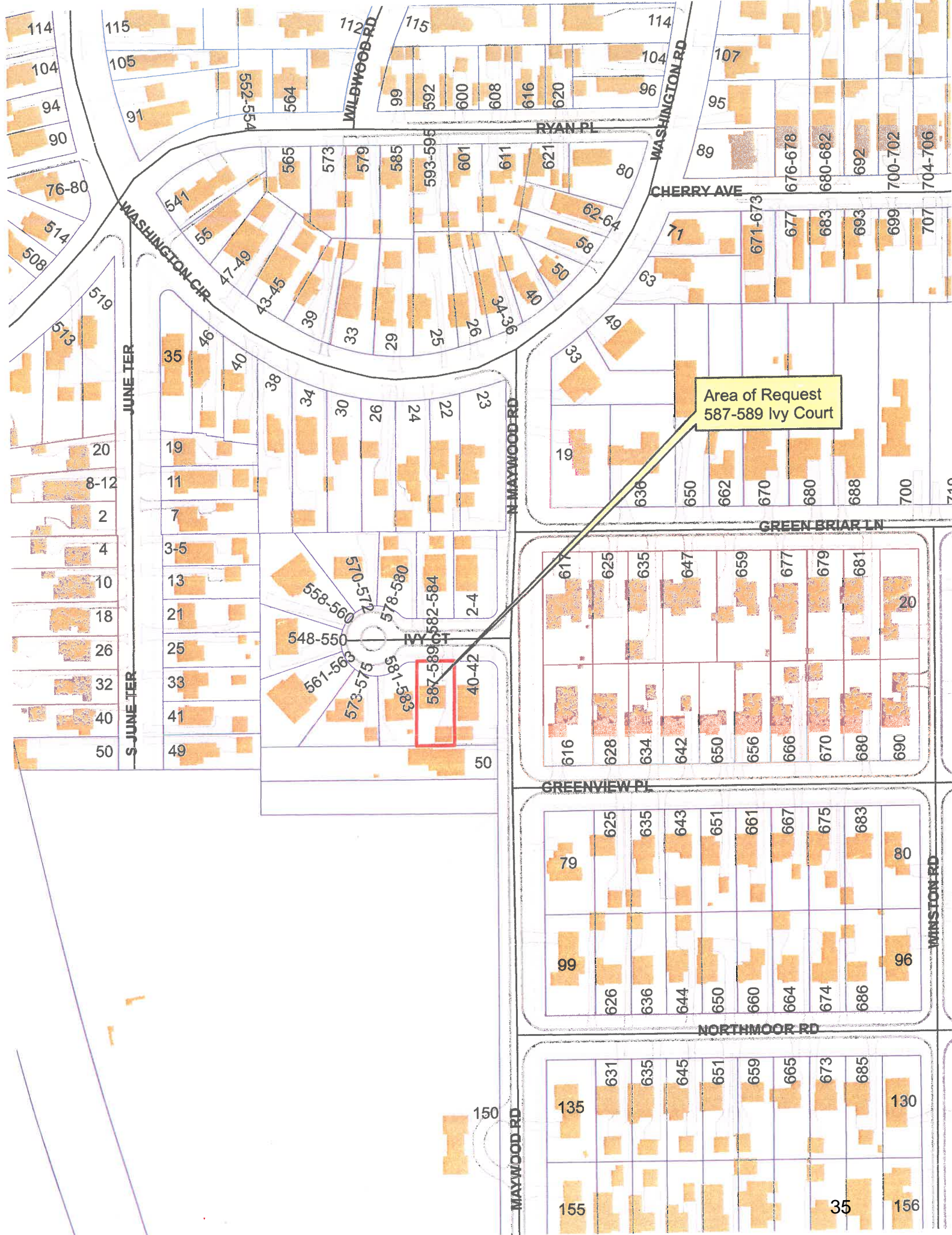


Proposed  
RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



Proposed  
LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"





Area of Request  
587-589 Ivy Court

THE CITY OF LAKE FOREST

ORDINANCE NO. 2020-\_\_

AN ORDINANCE GRANTING VARIANCES FROM THE FRONT AND SIDE YARD  
SETBACKS FOR PROPERTY LOCATED AT 587-589 IVY COURT

**WHEREAS**, McIlvaine Enterprises, Inc. (Bruce McIlvaine) ("**Owner**") is the owner of that certain real property commonly known as 587-589 Ivy Court, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

**WHEREAS**, the Property is located in the GR-3, General Residence Zoning District; and

**WHEREAS**, the Owner desires to construct improvements, including replacement of an open front porch and installation of central air conditioning units ("**Improvements**") as depicted on the site plan and architectural drawings that are attached hereto as Group Exhibit B ("**Plans**"); and

**WHEREAS**, the Owner submitted an application ("**Application**") requesting approval of variances from Section 159.087, GR-3, General Residence District, of the City of Lake Forest Code to allow construction of the Improvements within the front and side yard setbacks; and

**WHEREAS**, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on September 28, 2020; and

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

1. The variances will not alter the essential character of the subject property, the surrounding area or the larger neighborhood in which the property is located. Many of the homes in the neighborhood have a similar front porch, in a similar location.
2. The conditions upon which the variances are requested are unique to the property, the existing character of the neighborhood and are not universally applicable to other properties in the same zoning district in other areas of the community.
3. The hardship in conforming to the current setbacks is the result of the construction of the home prior to the current setback requirements and the fact that the existing porch is in disrepair and requires replacement.
4. The variances will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish



- property values. The air conditioner units will be screened to minimize for visual and sound impacts on the neighboring property.
5. The proposed Improvements will provide much needed repairs and upgrades to the property to support property values in the area.

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

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

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

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

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

**SECTION THREE: Zoning Setback Variance Granted.** Based on the findings presented above, the City Council does hereby grant approval of the requested variances to allow the construction of the Improvements as fully depicted on the Plans; the front porch no closer than 31.5 feet to the front property line and the air conditioner units no closer than three feet from the side (west) property line.

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

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

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

- B. Compliance with Laws. Chapters, 150, regarding building and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Tree Preservation. The Owner will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Staging, Parking and Storage. Prior to the issuance of building permits, a plan for staging and storage of construction and demolition materials and a plan for parking construction vehicles shall be submitted and will be subject to City review and approval.
- E. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans which detail the porch as an open, rather than an enclosed, element.
- F. Fees and Costs. The Owner shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the 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.
- G. Other conditions. The improvements shall be substantially in conformance with the Board's deliberations.

**SECTION FIVE: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the

discretion of the City Council, be of no force or effect if the Owner has not (i) executed and (ii) thereafter filed with the City Clerk, within 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit C and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS \_\_ DAY OF \_\_\_\_\_, 2020.

AYES: (    )

NAYS: (    )

ABSENT: (    )

ABSTAIN: (    )

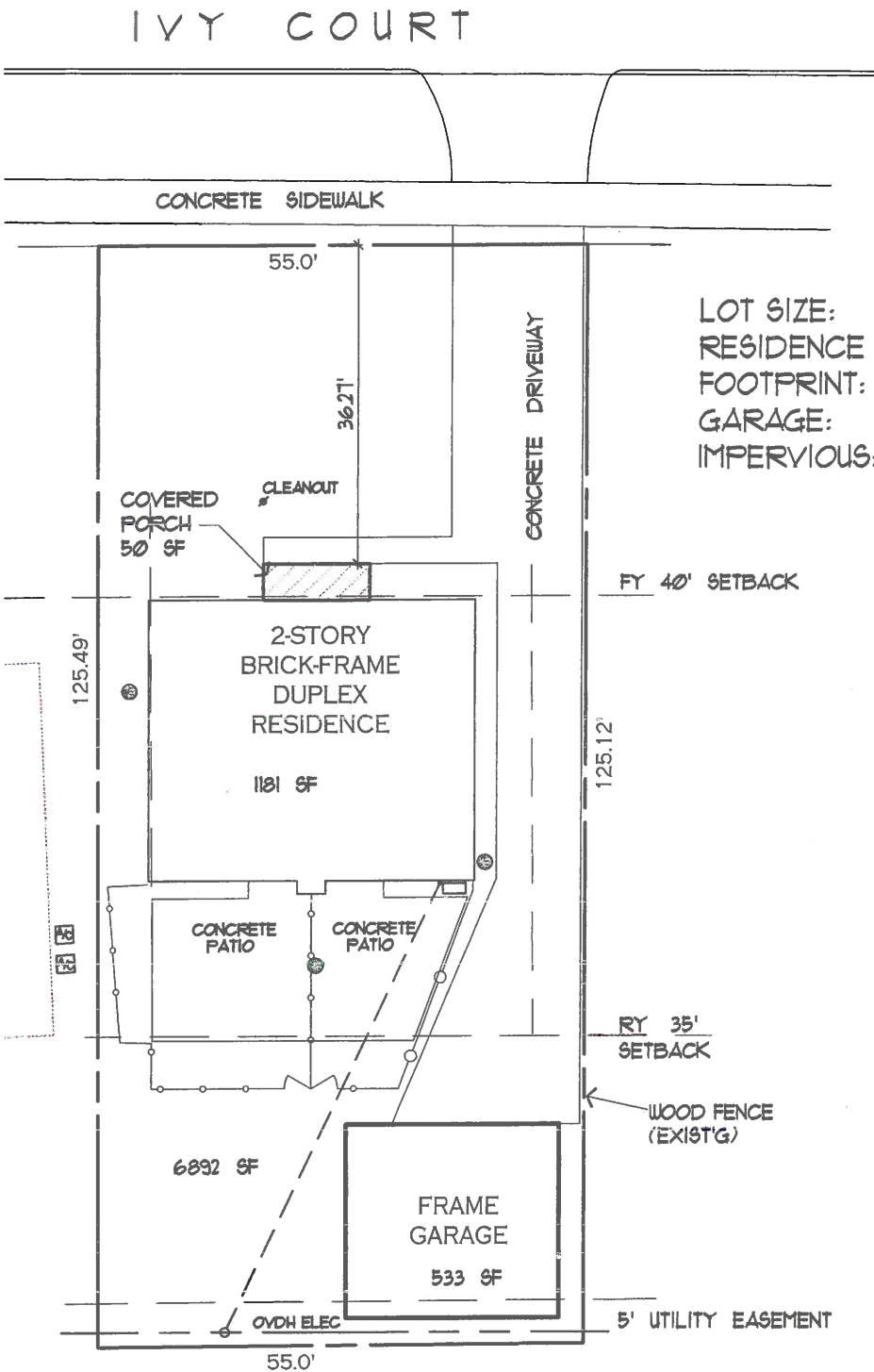
PASSED THIS \_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

The Plans

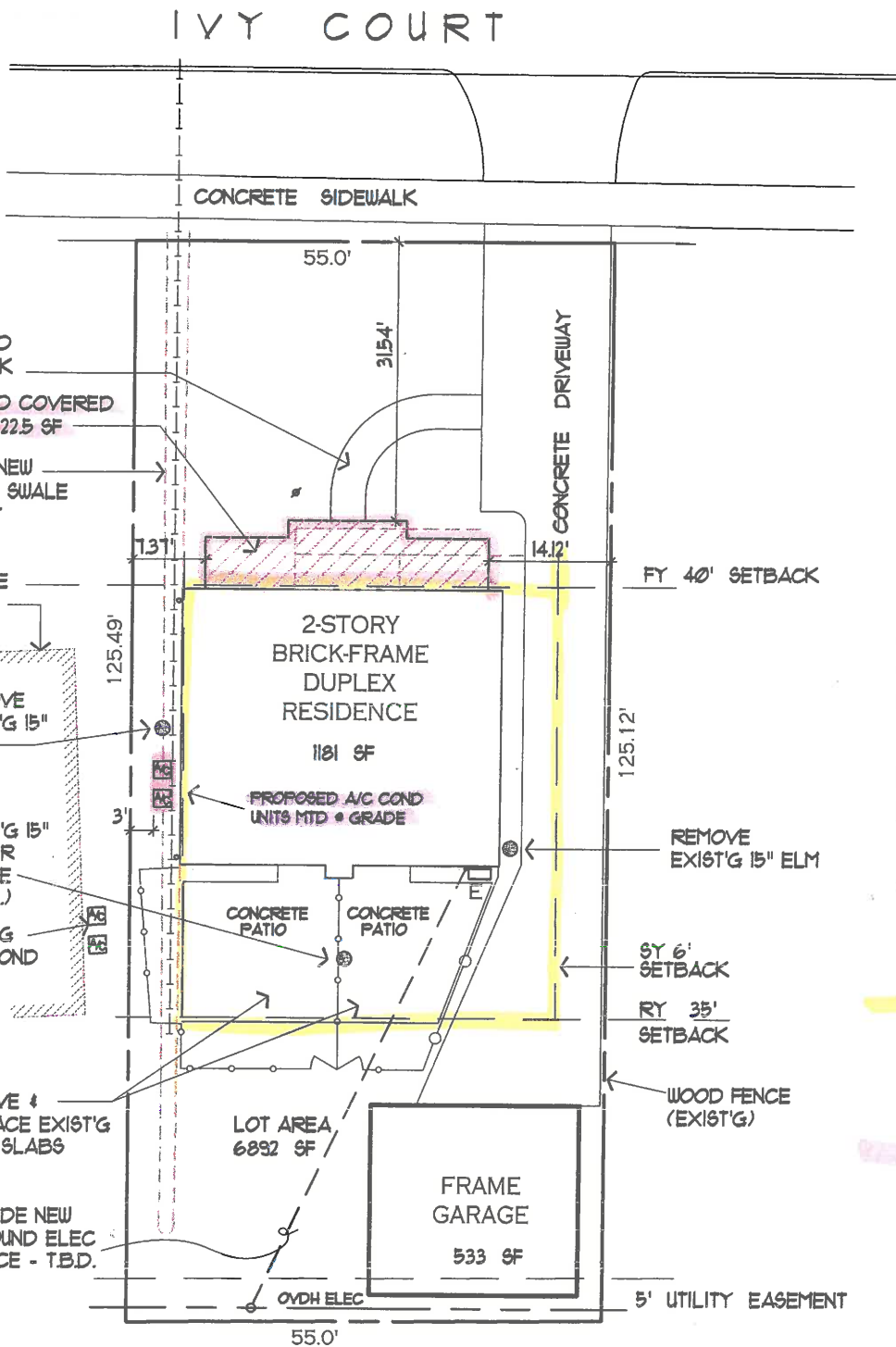


EXISTING SITE PLAN

SCALE: 1" = 20'

McILVAINE DUPLEX  
587-589 IVY COURT  
LAKE FOREST ILLINOIS 60045

LOT SIZE: 6892 SF  
RESIDENCE FOOTPRINT: 1181 SF  
GARAGE: 533 SF  
IMPERVIOUS: 3681 SF



PROPOSED SITE PLAN

SCALE: 1" = 20'

REQUEST FOR REPLACEMENT FRONT PORCH &  
A/C CONDENSING UNITS IN SIDEYARD

ZONING DISTRICT: GR-3  
FY: 40'  
SY: 6'  
RY: 35'

LOT SIZE: 6892 SF  
FOOTPRINT: 1181 SF

1st FLOOR: 1135 SF  
2nd FLOOR: 1135 SF  
GARAGE: 533 SF  
PORCH ADD'N: 179 SF

REVISED  
IMPERVIOUS: 3866 SF

SETBACK LINES

PROPOSED VARIANCE AREAS

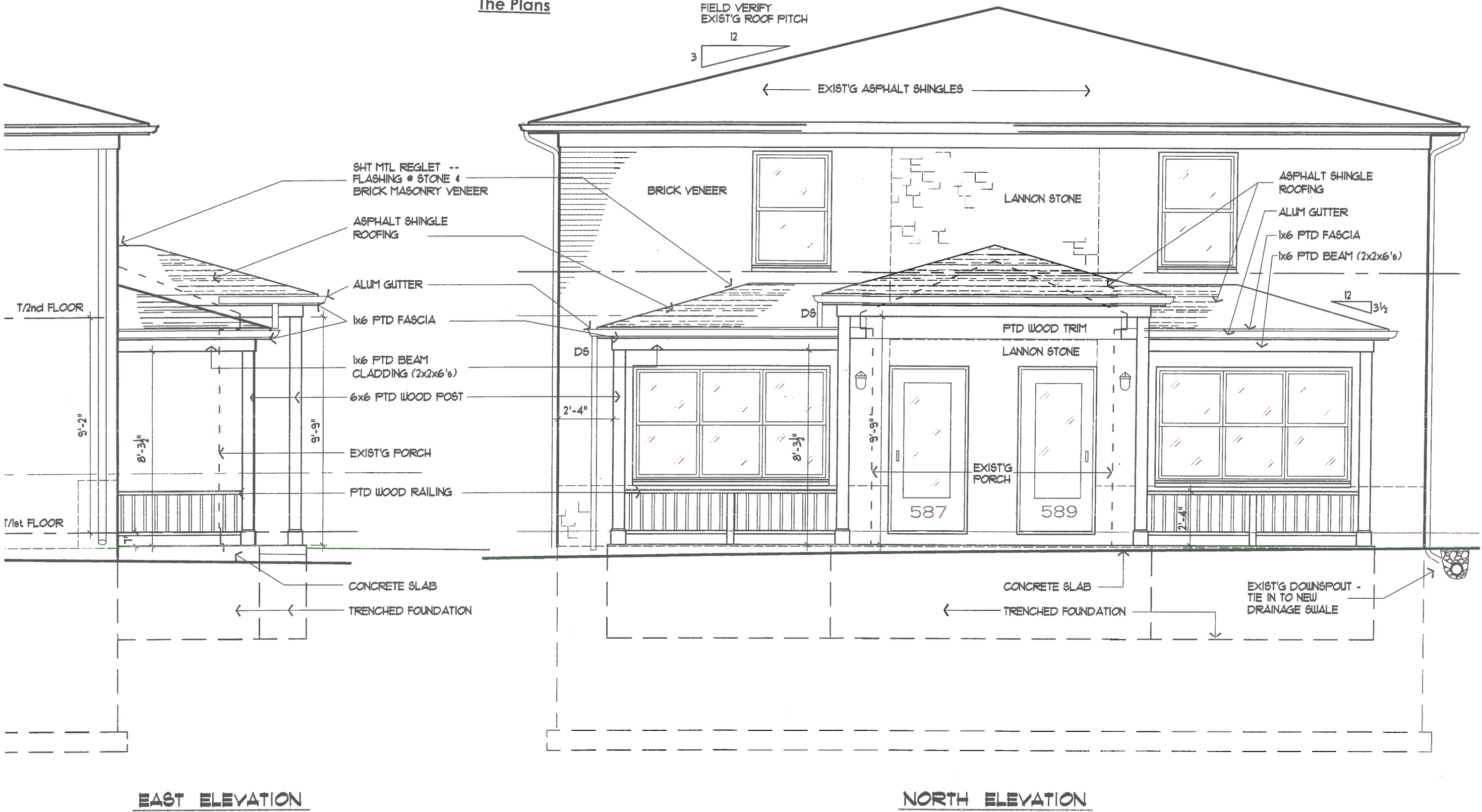
SEPTEMBER 11, 2020



WELLS P. WHEELER, ARCHITECT  
A.L.A. N.C.A.R.B.  
1100 NORTH WAUKEGAN ROAD  
LAKE FOREST ILLINOIS 60045  
847 604 8819 CEL: 847 804 0487  
EMAIL: WWARCH@SBCGLOBAL.NET



The Plans



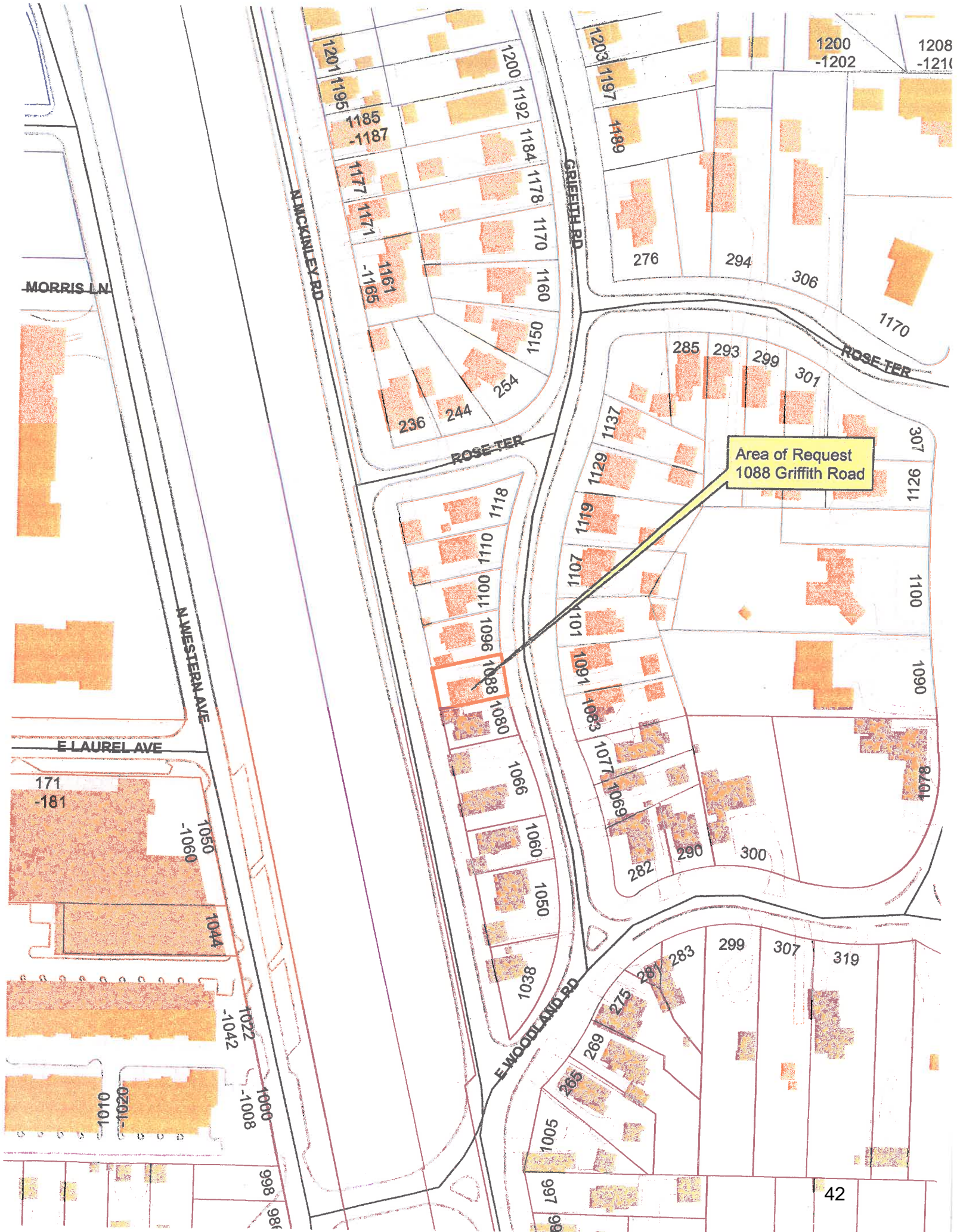
McILVAINE DUPLEX  
587-589 IVY COURT  
LAKE FOREST ILLINOIS 60045

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



September 1, 2020  
WELLS P. WHEELER, ARCHITECT  
" A.L.A. N.C.A.R.B. "  
1100 NORTH WAUKEGAN ROAD  
LAKE FOREST • ILLINOIS • 60045  
847 604 8819 CEL: 847 804 0487  
EMAIL: WWARCH@SBCGLOBAL.NET





THE CITY OF LAKE FOREST

ORDINANCE NO. 2020- \_\_\_\_

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE  
PROPERTY LOCATED AT 1088 GRIFFITH ROAD

**WHEREAS**, Brian and Jennifer Harbison ("**Owners**") are the owners of that certain real property commonly known as 1088 Griffith Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

**WHEREAS**, the Property is located in the GR-3, General Residence Zoning District; and

**WHEREAS**, the Owners desire to demolish the existing residence and construct a replacement residence and attached garage ("**Improvements**") as depicted on the site plan, landscape 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 hearing held on October 7, 2020; 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 GR-3, General Residence District under the City Code,

2. the existing structure is not architecturally or historically significant,
3. the existing structure is not habitable without significant investment, repairs and renovations which would result in substantial demolition and result in a compromised end product,
4. the evidence presented indicates that the demolition, if undertaken in conformity with the recommended conditions, will meet the requirements of Section 150.148 of the City Code,
5. Owners propose to construct the Improvements as depicted on the plans,
6. 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 \_\_\_\_\_, 2020.

AYES: ( )

NAYS: ( )

ABSENT: (    )  
ABSTAIN: (    )

PASSED THIS \_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor

ATTEST:

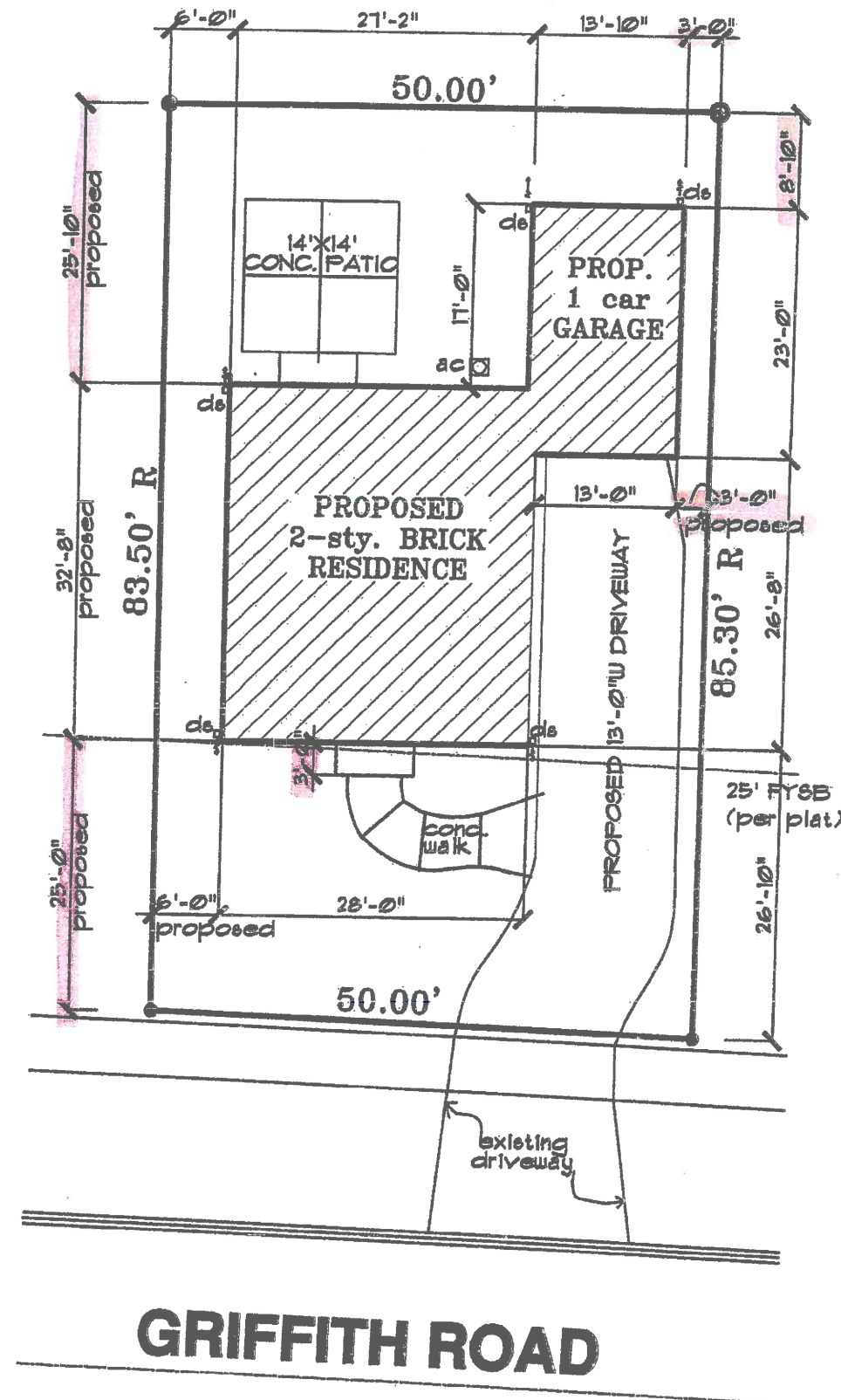
\_\_\_\_\_  
City Clerk

PROPOSED 2-STOREY BRICK RESIDENCE FOR:  
**BRIAN & JENNIFER HARBISON**  
 1088 GRIFFITH ROAD  
 LAKE FOREST, IL

GROUP EXHIBIT B

The Plans

PROPOSED SITE PLAN



REQUIRED SETBACKS:

40 FEET - FRONT AND REAR YARD

6 FEET - SIDE YARD

PROPOSED SETBACKS

BUILDING DATA:		
LAND AREA	= 4,167.80 SF.	
	REQUIREMENTS	PROPOSED
FLOOR AREA (F.A.R.)	= 1,883.482 SF. (914.48 sf/floor)	= 1,828.96 SF.
GARAGE EXEMPTION	= 576.00 SF.	= 313.17 SF.
PORCH/ENTRY		= 21.00 SF.
LAND COVERAGE(30%)	= 1,250.00 SF.	= 1,248.65 SF.
MAX. HEIGHT	= 30'-0"	= 29'-7"
PROPOSED BUILDING DATA:		
FIRST FLOOR	= 914.48 SF.	
SECOND FLOOR	= 914.48 SF.	
TOTAL FLR AREA	= 1,828.96 SF. (REQ. 1,883.482SF)	
GARAGE AREA	= 313.17 SF.	
PORCH(ENTRY)	= 21.00 SF.	
FIRST FLOOR	= 914.48 SF.	
TOTAL L.C.	= 1,248.65 SF. (REQ. 1,250.00SF)	



**SITE PLAN**

SCALE: 1" = 15'-0"

**RUBEN L. ANASTACIO & ASSOCIATES, LTD.**

4256 N. ARLINGTON HTS. RD.  
 SUITE # 203  
 ARLINGTON HTS., IL 60004

architects  
 anastacioco@aol.com  
 CELL (647) 812-1558

JOB NO: 0220A

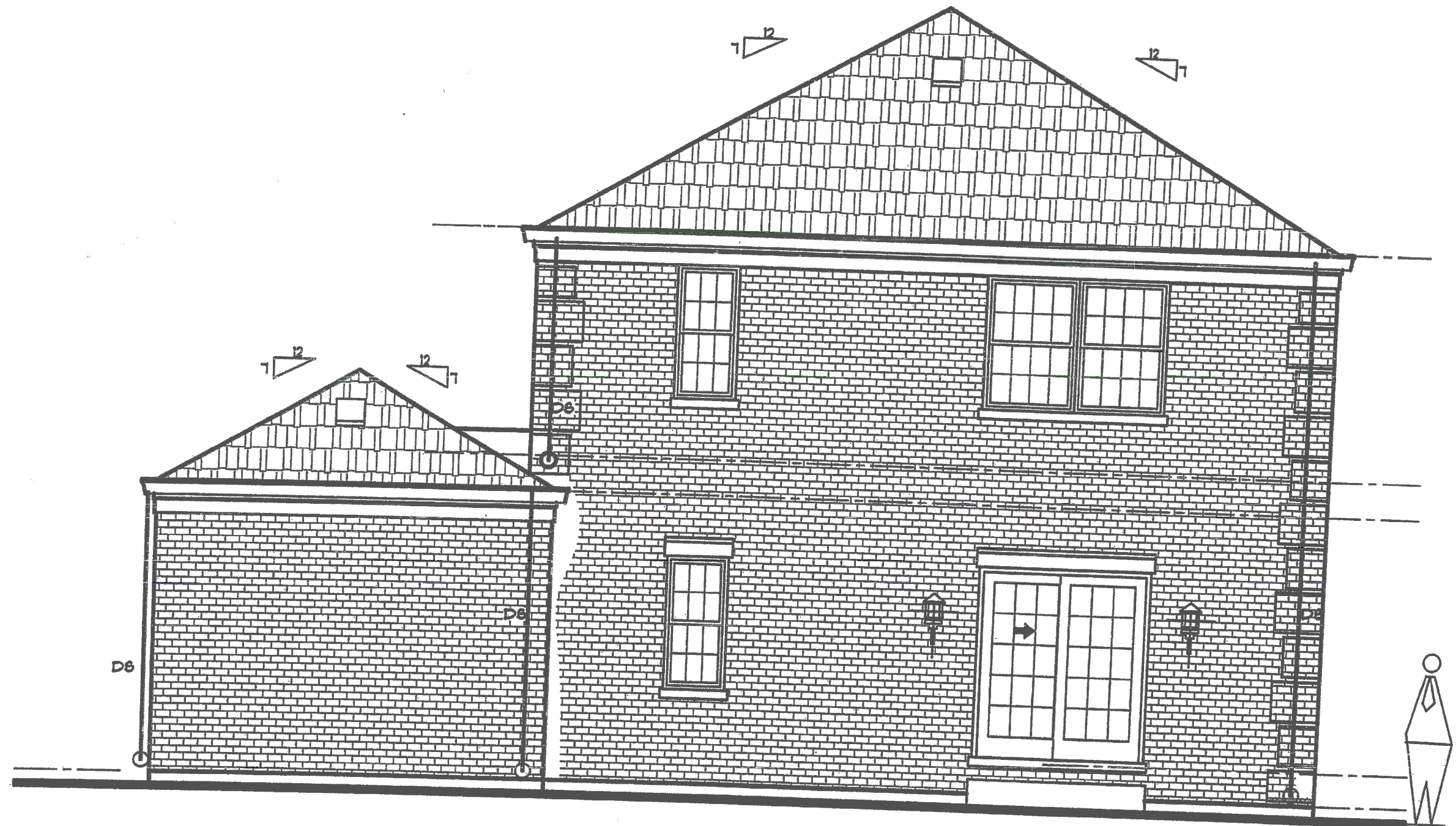


**Proposed**  
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



GROUP EXHIBIT B

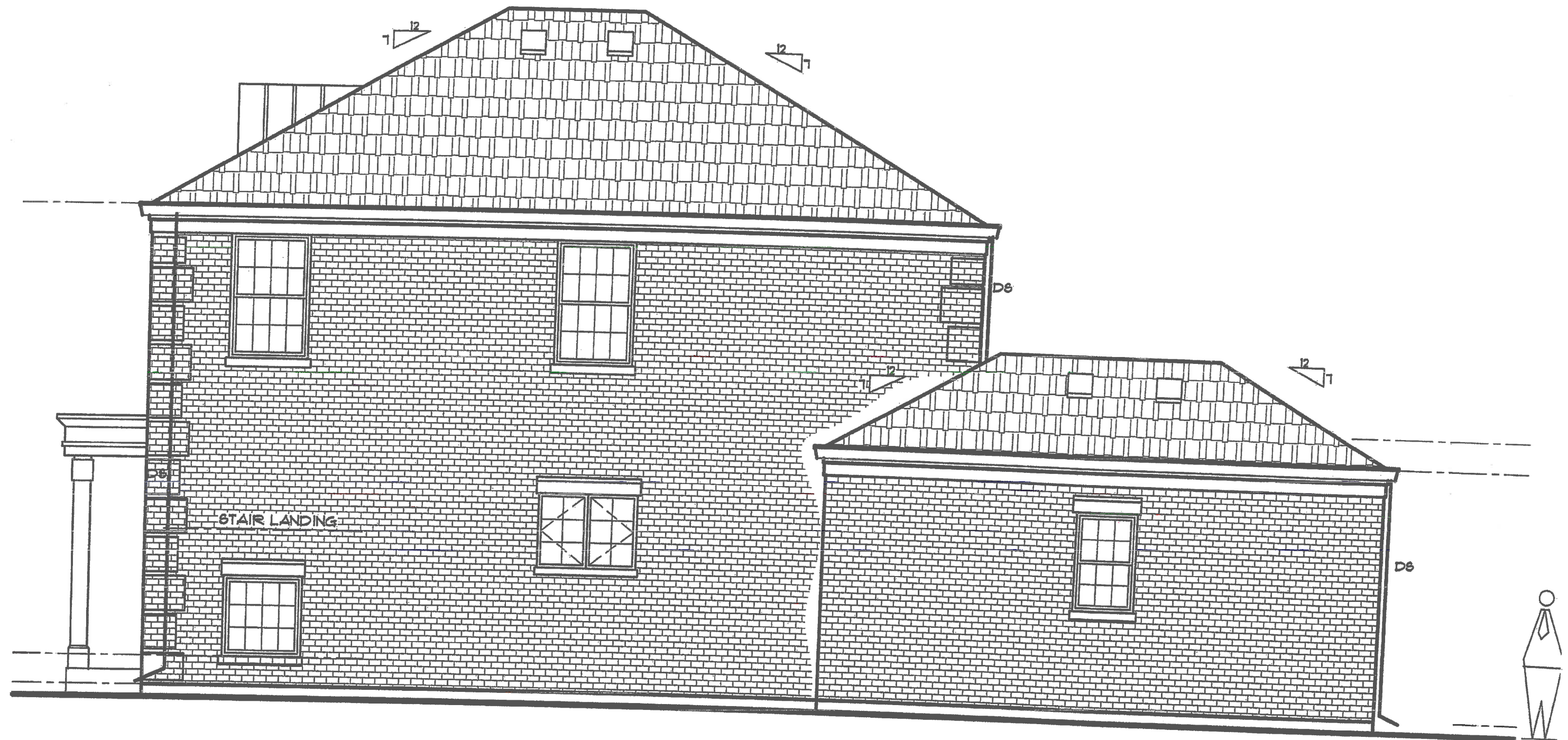
The Plans



Proposed  
REAR ELEVATION  
SCALE: 1/4" = 1'-0"

GROUP EXHIBIT B

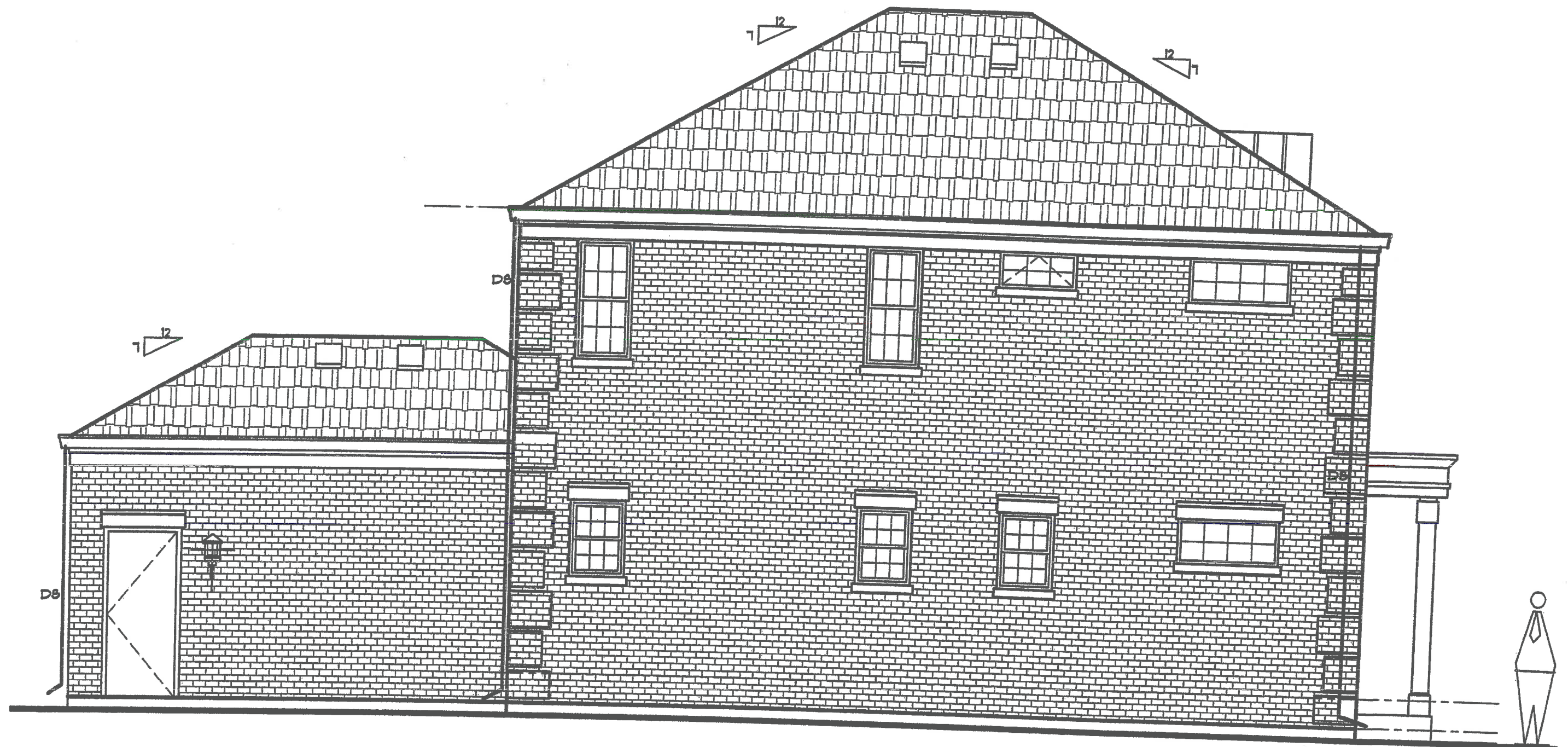
The Plans



Proposed  
RIGHT SIDE ELEVATION  
SCALE:  $\frac{1}{4}" = 1'-0"$

GROUP EXHIBIT B

The Plans



Proposed  
LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



Area of Request  
114 Washington Circle

THE CITY OF LAKE FOREST

ORDINANCE NO. 2020-\_\_

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN  
REVIEW AND GRANTING A FLOOR AREA EXCEPTION FOR  
THE PROPERTY LOCATED AT 114 WASHINGTON CIRCLE

**WHEREAS**, James and Eileen Swartout ("**Owners**") are the owners of that certain real property commonly known as 114 Washington Circle, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

**WHEREAS**, the Property is located in the R-1, Single Family Residence District; and

**WHEREAS**, the Owners desire to construct an addition at the rear and side of the house, make other limited modifications to the house and construct a replacement detached garage ("**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**, a portion of 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 October 7, 2020; 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-1 District under the City Code,
2. Owners propose to construct the Improvements as depicted on the Plans,
3. as depicted on the Plans, a portion of 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, in combination with the additional plantings planned as part of the project, effectively mitigate the appearance of excessive 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,
7. the proposed Improvements will not have a significant negative impact on the light to or 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 neighborhood,
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 2,944 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 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit D and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS \_\_ DAY OF \_\_\_\_\_, 2020.

AYES: (   )

NAYS: (   )

ABSENT: (   )

ABSTAIN: (   )

PASSED THIS \_\_ DAY OF \_\_\_\_\_, 2020.

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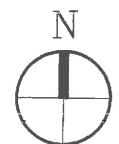
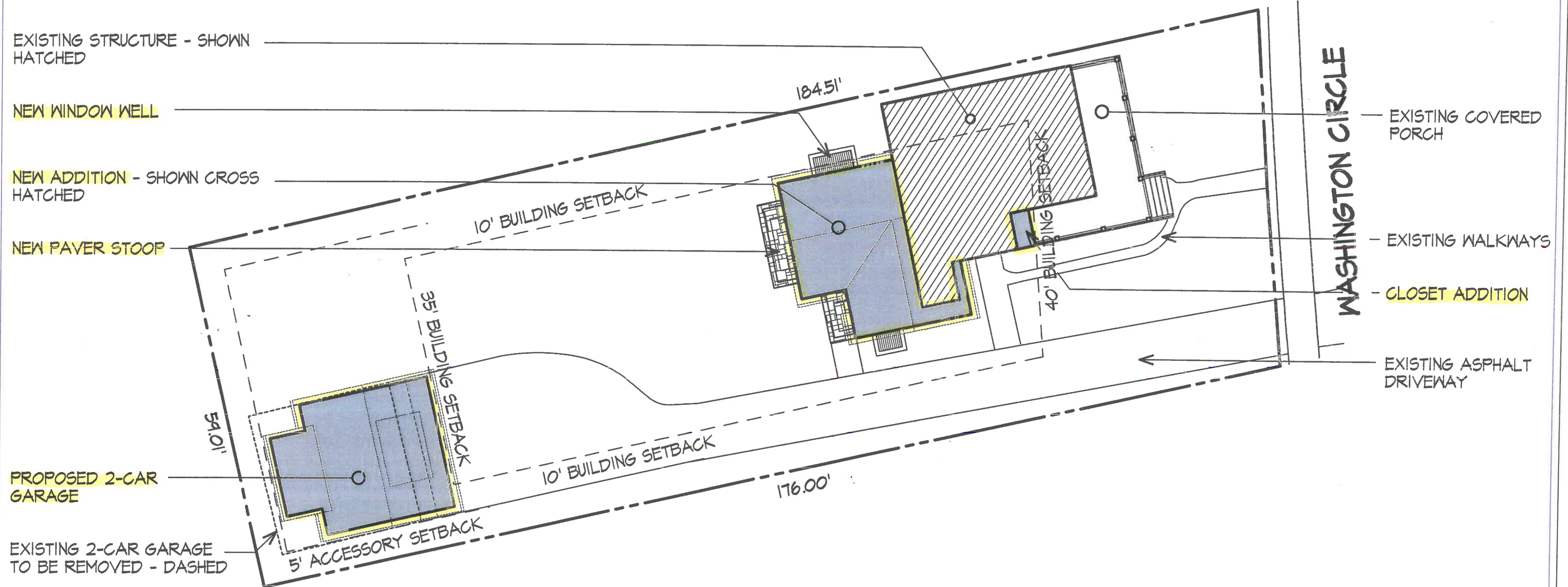
Mayor

ATTEST:

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City Clerk





# Proposed Site Plan

SCALE: 1/16" = 1'-0" 0 1 2 3 4 5

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, L.L.C.





Proposed Front Elevation

SCALE: 3/16" = 1'-0"

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.



Proposed Left Side Elevation

SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.

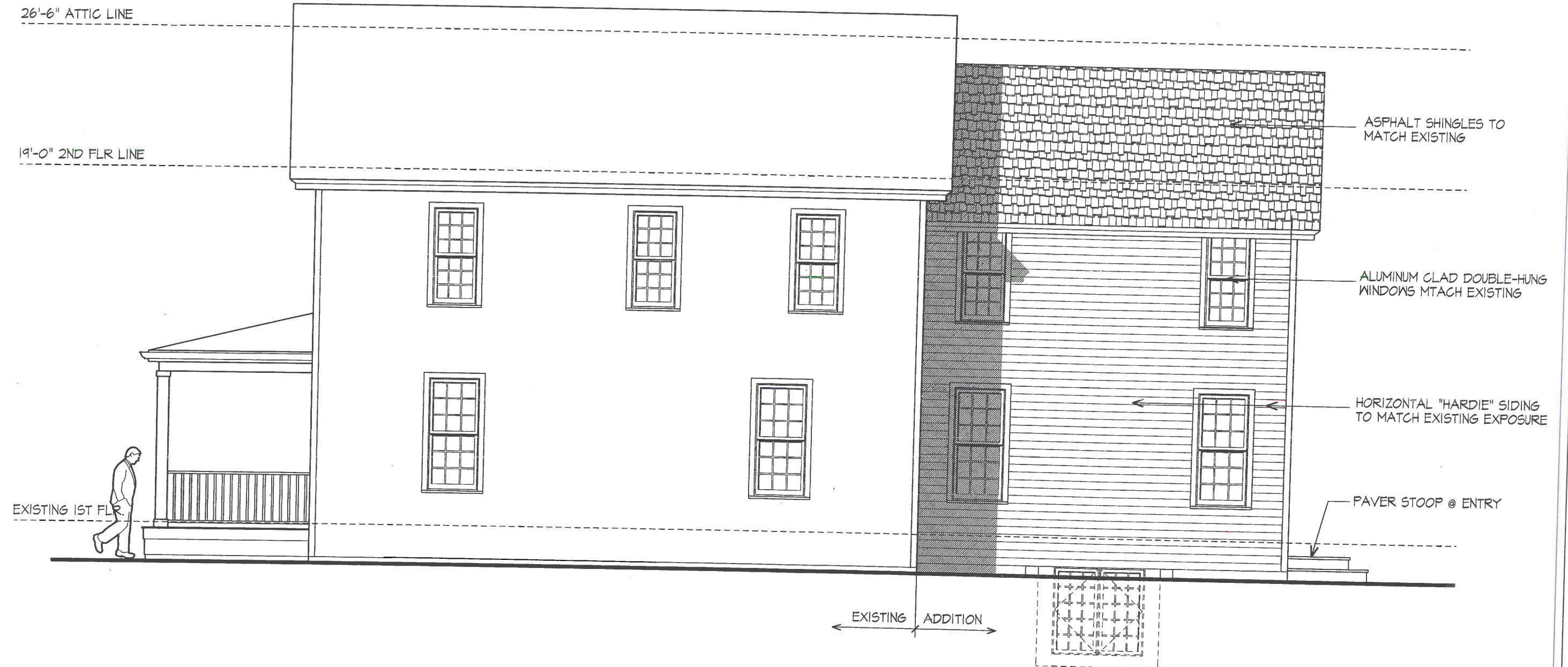


Proposed Rear Elevation

SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle





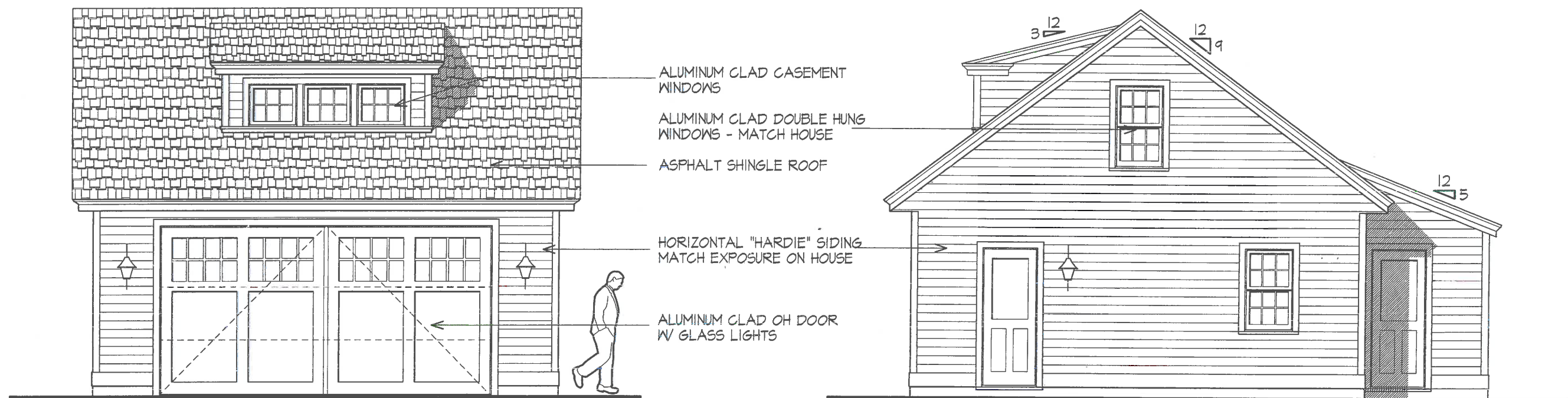
Proposed Right Side Elevation

SCALE: 3/16" = 1'-0"

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.



Proposed Front & Right Side Garage Elevations

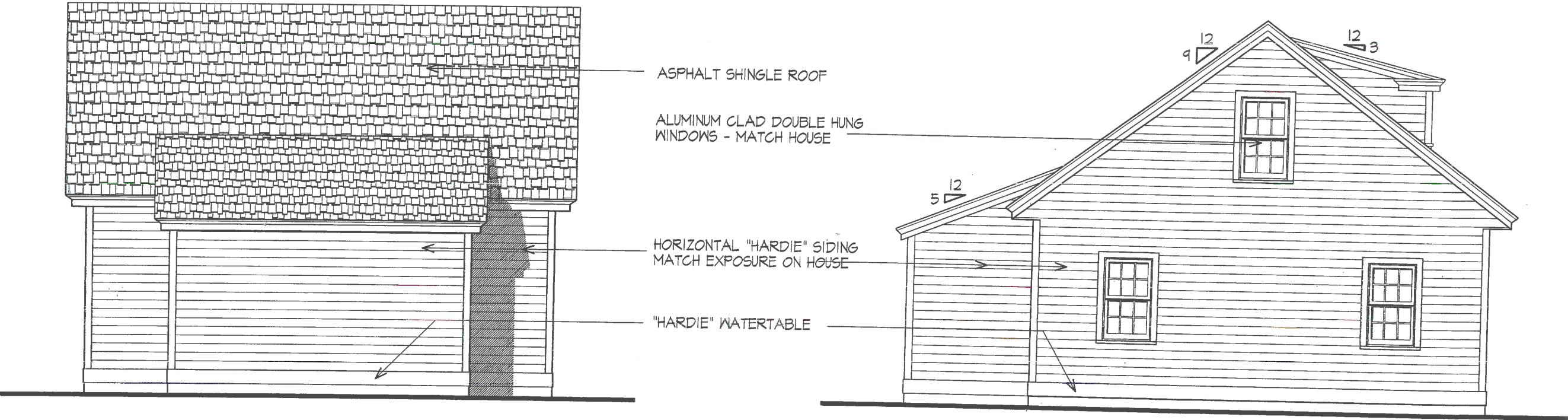
Swartout Residence - 114 Washington Circle

SCALE: 3/16" = 1'-0" 0 1 2 4 8

Michael E. Breseman Architects Ltd ARCHITECTS, Ltd.

The Plans

PROPOSED REPLACEMENT GARAGE WEST & SOUTH ELEVATIONS



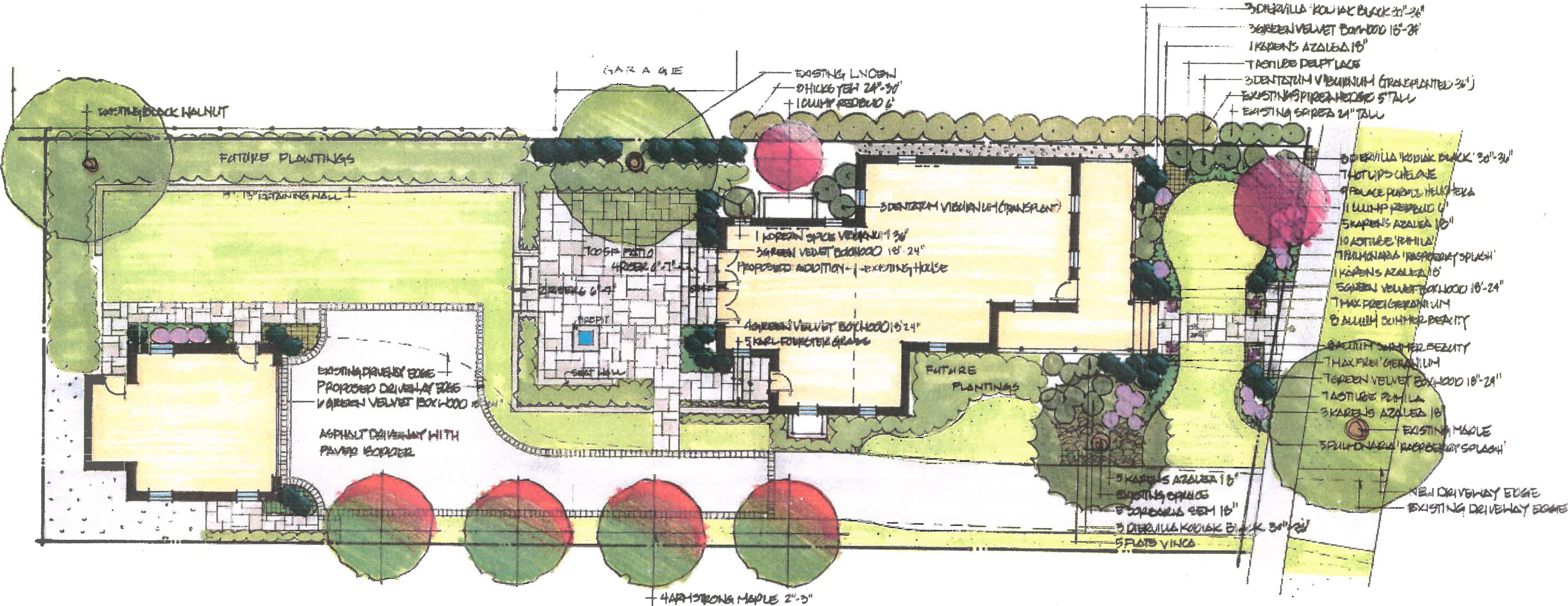
Proposed Rear & Left Side Garage Elevations

SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle



The Plans



A Proposed Plant List For  
The Swartout Residence  
114 Washington Circle  
Lake Forest, IL

Shade Trees and Ornamental Trees			
Qty	Size	Latin Name	Common Name
2	6"	Cercis Canadensis	Redbud
4	2'-3'	Acer x freeman 'Armstrong'	Armstrong Maple
Evergreen Shrubs			
Qty	Size	Latin Name	Common Name
25	18"-24"	Buxus 'Green Velvet'	Green Velvet Boxwood
8	24"-30"	Taxus x media 'Hicksii'	Hicks Yew
Ornamental Shrubs			
Qty	Size	Latin Name	Common Name
8	36"	Viburnum Dentatum (Transplanted)	Arrowwood Viburnum
1	36"	Viburnum coccineum	Koreanspice Viburnum
15	18"	Azalea 'Karens'	Karens Azalea
5	18"	Sorbaria 'Sem'	Sem Ural False Spirea
9	30"-36"	Diervilla 'Kodiak Black'	Kodiak Black Diervilla
Perennials, Grasses, Ferns and Ground Covers			
Qty	Size	Latin Name	Common Name
15	1 Gal.	Allium 'Summer Beauty'	Summer Beauty Allium
7	1 Gal.	Astilbe 'Dell Lace'	Dell Lace Astilbe
7	1 Gal.	Chelone lyonii 'Hot Lips'	Hot Lips Chelone
17	1 Gal.	Astilbe chinensis 'Pumila'	Pumila Astilbe
9	1 Gal.	Heuchera 'Palace Purple'	Palace Purple Heuchera
12	1 Gal.	Pulmonaria 'Raspberry Splash'	Raspberry Splash Lungwort
14	1 Gal.	Geranium 'Max Frei'	Max Frei Geranium
5	1 Gal.	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass
5	Flats	Vinca minor 'Atropurpurea'	Purple Periwinkle

SYMBOLS KEY	
HATCH	
GROUND COVER	
PERENNIAL	
DECIDUOUS SHRUB	
EVERGREEN SHRUB	
SHADE/ORNAMENTAL TREE	
EVERGREEN TREE	
EXISTING TREE	









Area of Request  
211 W. Westminster





An aerial photograph of a residential neighborhood. A red rectangle highlights a specific property in the center-right. A white callout box with a pointer identifies this property as the 'Area of Request' at '211 W. Westminster'. The surrounding area includes various houses, some with swimming pools, tennis courts, and large wooded lots. A road runs horizontally across the middle of the image.

Area of Request  
211 W. Westminster





**PLAN COMMISSION REPORT AND RECOMMENDATION**  
**Gimbel Subdivision – Amendment to Plat**

TO:	Honorable Mayor and members of the City Council
DATE:	September 9, 2020
FROM:	Chairman Kehr and Members of the Plan Commission
SUBJECT:	<b>Request for an Amendment to the Previously Approved and Recorded Plat of Subdivision – 211 W. Westminster</b>

**OWNER**

Oakmont Partners, LLC  
Nancy S. Donovan 100%  
211 W. Westminster  
Lake Forest, IL 60045

**PROPERTY LOCATION**

211 W. Westminster, south side of  
Westminster, west of Green Bay  
Road

**ZONING**

R-4 Single Family  
Residence District

**REPRESENTATIVE**

Michael Adelman, Attorney

**Plan Commission Recommendation**

The Plan Commission voted 6 to 0 to recommend denial of the request for an amendment to the plat for the Gimbel Subdivision which was recorded in 1997 based on the following findings.

1. The original approval of the Gimbel Subdivision including all of the notes, covenants and restrictions on the recorded plat were granted after a thorough public process and full public hearing.
2. The restrictions were specifically stated on the plat for the purpose of preserving the streetscape.
3. The plat was recorded over 23 years ago and the restrictions were known, or should have been known, to the current property owners when they purchased the property in 2001.
4. The testimony presented to the Commission included testimony from neighboring property owners that they relied on the clear and comprehensive language on the recorded plat for the Gimbel Subdivision.
5. The petitioner has not demonstrated a change in the circumstances or conditions upon which the original approvals were based in order to support the requested amendment.
6. Lot 1 of the Gimbel Subdivision is a buildable lot under the terms and conditions as approved in 1997 and consistent with the final plat of subdivision which was submitted to the City for recording by the then owners, the Gimbels.

**Summary of the Request**

This is a request for amendments to the plat of subdivision for the previously approved Gimbel Subdivision. **No change to the number of lots, setbacks or buildable area are proposed.** The following changes to the plat of subdivision are requested.

- Removal of the restrictive covenant requiring access to Lot 1 from the existing driveway which is located along the west side of Lot 1 and currently provides the sole access to Lot 2.
- Approval of a single curb cut from Westminster. The plat as recorded does not permit an additional curb cut on Westminster for Lot 1. The plat requires access to Lot 1 from the existing driveway serving Lot 2 as noted above.

### **Process**

This petition was before the Commission for a public hearing and consideration of an amendment to the previously recorded Gimbel Subdivision plat. Importantly, no resubdivision is requested. No change to the number of lots, the configuration of the existing lots, the setbacks or the buildable area on either lot is proposed.

If the City Council chooses to act contrary to the Plan Commission's recommendation, the petitioner will be required to prepare a revised plat of subdivision reflecting the proposed changes before final action to approve the request can be taken by the Council. At the time of filing of this petition, staff did not require a revised plat to be prepared or submitted in an effort to defer that expense on the part of the petitioner until there was clear direction from the Commission and City Council on whether the request for amendments to the plat was supported.

### **Facts**

- The City has rarely amended plats of subdivision to remove or modify restrictions or covenants incorporated into the original approvals.
- It is reasonable for adjacent and nearby benefiting property owners to rely on prior development approvals, recorded plats, covenants and restrictions.
- The Gimbel plat of subdivision was approved by the City and recorded with Lake County in 1997 and two lots, one developed and one vacant, exist today.
- The Gimbel Subdivision was the subject of lengthy deliberations by the Plan Commission and City Council on and off beginning in 1990 before approval was ultimately granted. The Gimbels accepted the approvals with the restrictions as now reflected on the plat and chose to proceed with recording the plat of subdivision as approved by the City Council.
- The Donovans, the current owners, purchased both Lots 1 and 2 from the Gimbels in 2001. To date, Lots 1 and 2 have always been in common ownership.

### **Staff Analysis**

#### *Amendments to Plats, Covenants, Restrictions and Plat Notes*

Amendments to recorded plats of subdivision are rare. Amendments to recorded plats most often come in the form of slight property line shifts, changes that affect only the lots *internal* to the subdivision, rather than surrounding property owners who may derive some benefit from restrictions or limitations that were part of the original approval of the subdivision.

It is reasonable for surrounding property owners to rely on prior approvals and restrictions on a recorded plat for information on how a property will be developed in the future and how future improvements may impact their property. Over many decades, the City of Lake Forest has approved many subdivisions with restrictions, special setbacks and notes that are reflected on the recorded plat. In all cases, the petitioners make a conscious choice whether to accept the approvals

and any restrictions or conditions incorporated into the approvals. Plats of subdivision are only recorded if the petitioner submits a final plat with the owners' signatures to the City for recording. After approval of a subdivision, the City does not proactively record the plat, but instead, waits for the petitioner to prepare, sign and submit the plat for recording.

Any consideration of a request to amend or remove restrictions from a plat of subdivision must be weighed very carefully. Amendments may be appropriate if the petitioner demonstrates that there has been a significant change that renders the current provisions of the recorded plat unreasonable or a change that has created a hardship such that development is not possible under the restrictions already in place. It is relevant to note that in the case of zoning variances, the difficulty or hardship that creates the need for the variance may not be caused by the actions of any past or present owners of the property.

#### *Driveway/Curb Cut*

Note 3 on the Gimbel Subdivision plat as recorded states:

*"(3) Access to Lot 1 shall be from the existing driveway leading to the original residence on Lot 2. There shall be no additional curb cut from Lot 1 onto Westminster Avenue."*

The note is clear and unambiguous. The record for the original subdivision reflects that the petitioners, the Gimbels, in response to Plan Commission and public input and deliberations, presented a revised plat of subdivision to the Commission with an increased setback from the east property line and a prohibition on an additional curb cut on Westminster. It was noted by the Gimbel's representative at the time of the original subdivision, that preserving a vegetative buffer along the streetscape and the lack of an additional curb cut on Westminster together, would effectively screen any new house built on Lot 1 from Westminster.

The current petitioners, the Donovans, are requesting removal of the requirement for access to Lot 1 from the existing driveway in response to a desire by contract purchasers. There are many shared driveways and shared private roads in Lake Forest and most of the time, they work well however, the Plan Commission and staff acknowledge that at times, in limited instances, shared driveways result in difficulties between neighbors over use and maintenance. Sharing a driveway is not considered to be an ideal situation by many.

The prohibition of an additional curb cut to serve Lot 1 was an accommodation offered by the original petitioner, the Gimbels, back in the 1990's, in response to the strong opposition to subdivision of their property. The Plan Commission at that time, acknowledged that the Gimbel property met the criteria for subdivision despite the opposition to subdivision of the property voiced by many. The prohibition of an additional curb cut on Westminster was a compromise offered by the petitioner, and later approved by the City, as a restriction on the plat of subdivision, for the purpose of minimizing the visibility of a new house on Lot 1 which is located directly east of a significant historic property.

City planning staff walked the site with the City's Certified Arborist. In the Arborist's opinion, a driveway could reasonably be extended east from the existing driveway that serves Lot 2 to Lot 1 without significant impact to healthy, heritage trees.

**Public Notice**

Public notice of this hearing was provided in accordance with Code requirements and standard practices. Public notice was published in a newspaper of local circulation and mailed to property owners in the surrounding area. The agenda for this meeting was posted at various public locations and on the City's website. Staff received several inquiries from neighboring property owners who expressed concern about amending the plat. In addition, some neighbors were unaware that a vacant, buildable lot exists at this site today.

The Commission received written correspondence which is included in the Council packet.

Albert M. Stein Subdivision  
(Document No. 1191293)

Robert P. Dhamer Subdivision  
(Document No. 1372827)

Gimbel Subdivision  
of  
Lot 1 in Lane's Resubdivision according to the plat thereof recorded as Document No. 1915935 on May 9, 1978, in the north east 1/4 of Section 32, Township 44 North, Range 12 East of the 3rd Principal Meridian, City of Lake Forest, Lake County, Illinois

Lot 5

Lot 4

Lot 3

Lot 2

Lot 1

Lot 102

Lot 101

Lot 1

Lot 2

Lot 3

Westminster Park (Document No. 2178846)

Derwen Mawr Subdivision (Document No. 2246438)

William W. Lane Resubdivision (Document No. 1426788)

SEE ENLARGEMENT

Scale: 1 inch = 40 feet

All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.

Sherry and Stuart Gimbel  
211 West Westminster Avenue  
Lake Forest, Illinois, 60045

from the office of  
Lake County Land Survey Company  
Surveyors and Engineers  
Suite 21  
810 West Sherwood Drive  
Lake Bluff, Illinois, 60044  
(847) 234-8909

APR 24 1997

Notes:  
(1) The house built on Lot 1 shall be subject to review and approval by the Building Review Board of the City of Lake Forest. The Building Review Board shall simultaneously review a landscape plan intended to buffer views of the new house from the property to the east.  
(2) The Maximum Building Size and the Maximum Building Height for the proposed residence on Lot 1 is to be 6,000.00 square feet in area and 35.00 feet in height, respectively. Said size and height restrictions are defined and measured according to the City of Lake Forest Ordinance, amended Chapter 9, Buildings, regarding Building Scale and Environment in effect as of the date of record for this plat of subdivision.  
(3) Access to Lot 1 shall be from the existing driveway leading to the original residence on Lot 2. There shall be no additional curb cuts from Lot 1 onto Westminster Avenue.  
(4) The northern, western, and southern 50 feet of Lot 1 are hereby subject to a conservation easement in favor of the City of Lake Forest, which conservation easement prohibits the removal of any existing trees or shrubs, except as would be otherwise consistent with good forestry practices, and no removal of any existing tree or shrub shall be permitted without the prior approval of the City Forester.  
(5) Encroachment into the conservation easement shall be allowed for driveway access and utility purposes. The location and extent of this encroachment as well as the subsequent restoration shall require prior approval from the City Surveyor and Engineer.

State of Illinois  
County of Cook  
I, William R. Helder, County Clerk of the County of Cook in the State of Illinois, do hereby certify that I find no unpaid current general taxes and no redeemable tax sales against the property included in this plat of subdivision. I do further certify that I have received all statutory fees due the County of Cook in connection with the enclosed plat.  
dated at Waukegan, Illinois, this 21st day of April, 1997  
William R. Helder  
County Clerk of said County of Cook

State of Illinois  
County of Cook  
I, James E. Swarthout, Marshal-Collector of the City of Lake Forest, Lake County, Illinois, do hereby certify that I have examined the special assessment records of said City and that I find that all deferred delinquencies, now due, of outstanding unpaid special assessments relating to the property included in this plat of subdivision have been paid.  
dated at Lake Forest, Illinois, this 7th day of April, 1997  
James E. Swarthout  
Marshal-Collector of said City of Lake Forest

State of Illinois  
County of Cook  
I, Dennis K. Wahner, a Notary Public in and for the County of Cook in the State of Illinois, do hereby certify that I have examined the special assessment records of said City and that I find that all deferred delinquencies, now due, of outstanding unpaid special assessments relating to the property included in this plat of subdivision have been paid.  
dated at Lake Forest, Illinois, this 7th day of April, 1997  
Dennis K. Wahner  
Mayor of said City of Lake Forest

State of Illinois  
County of Cook  
I, Linda J. Boreman, a Notary Public in and for the County of Cook in the State of Illinois, do hereby certify that I have examined the special assessment records of said City and that I find that all deferred delinquencies, now due, of outstanding unpaid special assessments relating to the property included in this plat of subdivision have been paid.  
dated at Lake Forest, Illinois, this 7th day of April, 1997  
Linda J. Boreman  
Mayor of said City of Lake Forest

Surveyor's certificate  
In behalf of Lake County Land Survey Company, Inc., as Illinois Professional Land Surveyors, do hereby certify that we have made a careful survey of the property described in the caption of this plat, and we have subdivided the land as depicted on the face of this plat. Lots as hereby created are permanently situated as indicated. We have placed at least two stakes in concrete as provided in the "Plat Act" as amended.  
This property is within the Corporate Limits of the City of Lake Forest, Lake County, Illinois.  
The Federal Emergency Management Agency "FIRM" map indicates that this property is not subject to flood risk.  
dated at Lake Bluff, Illinois, this 27th day of March, 1997  
By [Signature]  
Professional Land Surveyor No. 3016  
[Seal]  
About [Signature]  
as Treasurer of said Company  
(Corporate seal)

Derivative certificate  
The Harris Trust and Savings Bank, a State banking corporation with trust powers under the laws of the State of Illinois, under an agreement dated February 6, 1978, and known as Trust No. 38535, does hereby certify that it is the legal owner, as such Trustee, of the property described in the caption of this plat and that it, as such Trustee, has caused said property to be surveyed, subdivided, stated, and plotted as hereon shown for the purpose of having this plat recorded as provided by law. In witness whereof said Harris Trust and Savings Bank, as such Trustee, has caused this ownership certificate to be executed by its duly authorized officers, and its corporate seal to be affixed hereto this 3rd day of April, 1997.  
Harris Trust and Savings Bank as Trustee as  
foreclosed and not individually or personally  
By [Signature]  
as Vice President  
[Signature]  
as Vice President  
(Corporate seal)

Mortgage certificate  
LaSalle National Bank, as successor to Exchange National Bank of Chicago, holder of a mortgage dated January 13, 1987, and recorded April 3, 1987, as Document No. 2552090, amended by modification agreement recorded October 20, 1989, as Document No. 2843340, and further modified by instruments recorded as Document Nos. 3027278 and 3377696, does hereby consent to the attached plat of subdivision.  
dated this 3rd day of April, 1997  
LaSalle National Bank as Mortgagee as  
foreclosed  
By [Signature]  
as Vice President  
(Corporate seal)

Notary Public certificate  
I, Linda J. Boreman, a Notary Public in and for the County of Cook in the State of Illinois, do hereby certify that I have examined the special assessment records of said City and that I find that all deferred delinquencies, now due, of outstanding unpaid special assessments relating to the property included in this plat of subdivision have been paid.  
dated at Lake Forest, Illinois, this 7th day of April, 1997  
Linda J. Boreman  
Mayor of said City of Lake Forest

Notary Public certificate  
I, Dennis K. Wahner, a Notary Public in and for the County of Cook in the State of Illinois, do hereby certify that I have examined the special assessment records of said City and that I find that all deferred delinquencies, now due, of outstanding unpaid special assessments relating to the property included in this plat of subdivision have been paid.  
dated at Lake Forest, Illinois, this 7th day of April, 1997  
Dennis K. Wahner  
Mayor of said City of Lake Forest

Notary Public certificate  
I, Linda J. Boreman, a Notary Public in and for the County of Cook in the State of Illinois, do hereby certify that I have examined the special assessment records of said City and that I find that all deferred delinquencies, now due, of outstanding unpaid special assessments relating to the property included in this plat of subdivision have been paid.  
dated at Lake Forest, Illinois, this 7th day of April, 1997  
Linda J. Boreman  
Mayor of said City of Lake Forest

4232-1457 Master File: 587

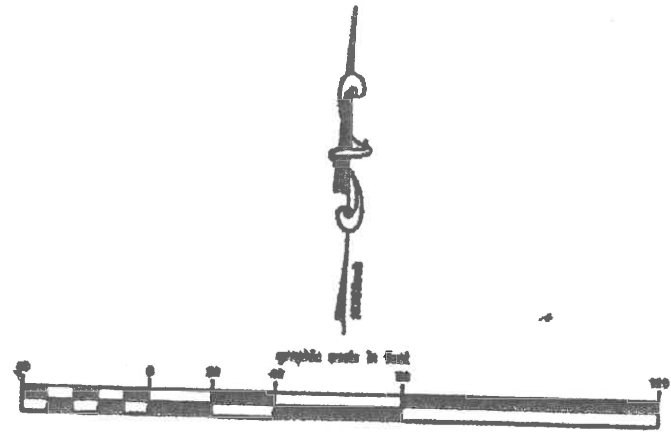
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Subdivision (Document No. 142678)

Suite 21  
910 West Sherwood Drive  
Lake Bluff, Illinois, 60044  
(847) 234-8909

Lot 1



notes:

- (1) The house built on Lot 1 shall be subject to review and approval by the Building Review Board of the City of Lake Forest. The Building Review Board shall simultaneously review a landscape plan intended to buffer views of the new house from the property to the east.
- (2) The Maximum Building Size and the Maximum Building Height for the proposed residence on Lot 1 is to be 6,000.00 square feet in area and 35.00 feet in height, respectively. Said size and height restrictions are defined and measured according to the City of Lake Forest Ordinance, amended Chapter 9, Buildings, regarding Building Scale and Environment in effect as of the date of record for this plot of subdivision.
- (3) Access to Lot 1 shall be from the existing driveway leading to the original residence on Lot 2. There shall be no additional curb cuts from Lot 1 onto Westminister Avenue.
- (4) The northern, western, and southern 50 feet of Lot 1 are hereby subject to a conservation easement in favor of the City of Lake Forest, which conservation easement prohibits the removal of any existing trees or shrubs, except as would be otherwise consistent with good forestry practices, and no removal of any existing tree or shrub shall be permitted without the prior approval of the City Forester.
- (5) Encroachment into the conservation easement shall be allowed for driveway access and utility purposes. The location and extent of this encroachment as well as the subsequent restoration shall require prior approval from the City Surveyor and Engineer.

State of Illinois }  
County of Lake } s.s.

I, Willard Hooks Melander, County Clerk of the County of Lake, do hereby certify that I find no unpaid and no redeemable tax sales against the property in this subdivision. I do further certify that I have received the County of Lake in connection with the annexed plat.

dated at Waukegan, Illinois, this 21st day of June, 1997.

*Willard*  
County Clerk of Lake

(County Clerk's seal)

Mortgage certificate

State of Illinois }  
County of Cook } s.s.

Harris Bank Glencoe-Northbrook NA, holder of a mortgage dated June 29, 1990, and recorded July 10, 1990, as Document No. 2523433, does hereby consent to the attached plat of subdivision.

dated this 28th day of March, 1997

Chicago, holder of Document No. 3027278

Mortgage as

*alder*

Harris Bank Glencoe-Northbrook NA as Mortgagee as aforesaid

State of Illinois }  
County of Lake } s.s.

I, James E. Sverthout, Marshal-Collector of the City of Lake County, Illinois, do hereby certify that I have examined the records of said City and that I find that all installments, now due, of outstanding unpaid special taxes on the property included in this plat of subdivision have been paid.

dated at Lake Forest, Illinois, this 2nd day of April, 1997.

76  
James E. Sverthout  
Marshal-Collector of said City

**Excerpt**  
**The City of Lake Forest**  
**Plan Commission**  
**Proceedings of the September 9, 2020 Meeting**  
*DRAFT – Subject to Commission*

A meeting of the Lake Forest Plan Commission was held on Wednesday September 9, 2020, at 6:30 p.m. This meeting was conducted remotely in compliance with Governor's Executive Order 2020-07, issued on March 16, 2020 that suspended certain Open Meetings Act provisions relating to in-person attendance by members of a public body due to the Covid-19 pandemic.

Commission members present: Chairman Kehr and Commissioners John Dixon, Jamie Moorhead, Susan Athenson, Michael Freeman and Monica Artmann-Ruggles

Commissioners absent: Stephen Douglass

Staff present: Catherine Czerniak, Director of Community Development and Michelle Friedrich, Planning Technician

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- 4. Public Hearing and Action: Consideration of a request for approval of amendments to the Gimbel Subdivision plat, the property is located at 211 W. Westminster. Proposed changes include removal of the requirement for a shared driveway, permitting a single curb cut for Lot 1 on Westminster and modifications to the Conservation Easement along the south property line.**

Property Owner: Oakmont Partners, LLC (Nancy S. Donovan, Managing Member)

Representative: Michael Adelman, attorney

Chairman Kehr introduced the agenda item and asked the Commission members to declare any conflicts of interest or Ex Parte contacts. Hearing none, she invited a presentation from the petitioner's attorney.

Mr. Adelman introduced the petition. He stated that the petitioner is reducing the scope of the request for amendments and is now only requesting one change to the recorded plat of subdivision, removal of the prohibition of a second curb cut for Lot 1 on Westminster. He stated that in preparation for submittal of the petition on behalf of his clients, he did a significant amount of research including talking with prior City staff, Plan Commissioners and attorneys who were involved in the original approval of the Gimbel Subdivision. He informed the Commission that he may want to ask for a continuance at the end of the meeting, to defer Commission action until a later date, depending on the Commission's discussion. He reviewed the history of the area noting the large expanse of the Noble Judah

Estate which today is addressed as 111 W. Westminster. He noted that originally, the Noble Judah Estate extended west to the West Skokie Drainage Ditch. He noted that in 1969, the then owner of the Noble Judah Estate subdivided property to the west of the estate house and built a house which is the house that stands today on Lot 2 of the Gimbel Subdivision. He noted that the Gimbels bought the house in 1978 along with three acres of property on which the house was located. He noted that in the 1990's, the Gimbels desired to subdivide their property, the three acres, into two lots and worked for six years to get the Gimbel Subdivision approved. He acknowledged that several restrictions were placed on Lot 1 as part of the approvals granted. He noted that the restrictions include limitation on the ridge height of the house to 35 feet, a front yard setback of 65 feet and a side yard setback from the east property line of 100 feet. He noted that the intent of the restrictions was to provide a distance between the Nobel Judah Estate, in particular the grass tennis court, and a new house to the west. He noted that there are further restrictions on Lot 1 including 50 foot conservation easements along the north, west and south property lines and a limitation on the size of the house that can be constructed. He pointed out that the buildable area on Lot 1 is smaller than required by the Code. He stated that in his opinion, these constraints are legitimate for the purpose of protecting the Nobel Judah Estate. He stated however that the restriction placed on Lot 1 requiring a shared curb cut with Lot 2 and prohibiting a separate curb cut for Lot 1 on to Westminster does not serve to protect the integrity of the Nobel Judah Estate. He noted that Lot 1 has 304 lineal feet along Westminster and by Code, two curb cuts could be permitted. He stated that in his opinion, a bad precedent was set by approving the subdivision with the limitation on the driveway. He noted that there are shared driveways in many areas of Lake Forest, but not along Westminster. He referred to an exhibit he presented to the Commission noting the number of curb cuts and the homes with two curb cuts on Westminster. He noted that the premise for not allowing a separate curb cut for Lot 1 was to limit curb cuts along Westminster. He noted that in a 300 foot lineal span, an additional curb cut will not have a significant impact. He acknowledged that on the south side of Westminster, the properties all have single curb cuts with motor courts. He noted that shared driveways are not preferred by property owners. He noted a recent removal of a shared driveway that occurred on Mayflower Road. He noted the correspondence submitted on the Donovan's petition was not all directed at the curb cut issue noting that Mr. Wesley's letter spoke to drainage, not the curb cut. He questioned the point raised in Mr. Reynold's letter that an additional curb cut could negatively affect property values.

Ms. Czerniak confirmed that Lot 1 is a buildable lot and that there is no question that someone could submit a permit for construction on the vacant lot on Westminster tomorrow, if desired. She noted that the Gimbel Subdivision was approved as a Planned Preservation Subdivision, a type of subdivision that requires specific efforts to protect and preserve historic and natural features. She noted that this Plan Commission and past Commissions have established unique

conditions and requirements on other Planned Preservation Subdivisions. She acknowledged that the public process for the Gimbel Subdivision occurred over many years and from the record of the proceedings, it is clear that the discussions involved much debate, negotiation and compromise among the various parties. She stated that staff provided the minutes and staff reports from the earlier proceedings to Mr. Adelman. She noted that toward the end of the public process on the Gimbel Subdivision, the Gimbel's attorney noted that the prohibition on an additional curb was intended to protect the streetscape and the neighboring historic estate. She noted that after a subdivision is approved by the City Council, staff does not automatically proceed with the recording of the plat with the County, but instead, waits for the petitioner to present a final, signed plat to the City for recording. In the case of the Gimbel Subdivision, the Gimbel's signed the Plat of Subdivision and submitted it to the City for recording. She noted that the Gimbel's did not challenge any part of the subdivision approvals including the restrictions. She noted that when the Donovan's purchased the properties, both Lots 1 and 2, the plat had already been recorded and the restrictions on the recorded plat were part of the public record and should have been disclosed. She acknowledged that in early discussions about this petition, the concept of a curb cut for Lot 1 seemed reasonable on its face and workable from a tree and vegetation perspective. She noted however that based on diligent review of record for the Gimbel Subdivision, the intent of the restriction became clear. She noted that the issue before the Commission is that the subdivision plat was approved and recorded after a thorough public process, with conditions that the neighboring property owners relied on. She stated that no compelling reason has been presented to support amending covenants that resulted from a prior, lengthy public process. She stated that based on the record, the intent of the restriction requiring use of a shared driveway was to protect the streetscape, the historic estate to the east and for traffic safety. She noted that nothing significant has changed in any of these areas since the original approvals. She stated that the fact that the market value of Lot 1 may be affected by the requirement for a shared driveway is not a hardship. She noted that there are many shared driveways in this community and many in the area west of Green Bay Road. She noted that staff spent many hours reviewing the records for this subdivision and consulted with the City Attorney. She stated that staff has not found a basis to recommend support of this petition.

In response to questions from Commissioner Freeman, Mr. Adelman agreed that the Donovan's understood they purchased two lots and that there was a requirement for a shared driveway for the lots.

In response to questions from Commissioner Moorhead, Mr. Adelman stated that in his opinion, the limitation on an additional curb cut was never appropriate, not in 1997, or today. He noted that he is approached more and more, over time, to resolve issues between neighbors who have shared driveways. He agreed that the subdivision was proper, but stated that in his opinion, the requirement for a shared

driveway was improper. He agreed that the driveway restriction is clear on the plat. He stated that the Plan Commission has jurisdiction over the subdivision covenants on a plat. He stated that the correspondence from the neighbors speaks more to construction of a house on Lot 1, than to the negative impact of an additional curb cut. He acknowledged that there is no extraordinary hardship or practical difficulty on the property owners but stated that the note should not have been placed on the plat in 1997. He noted that a lot with 304 lineal feet along Westminster deserves a separate curb cut. He suggested that in this case, maybe a hardship should not be required because he believes the note on the subdivision plat was done in bad faith and should be removed.

Commissioner Moorhead noted that with respect to variances, the City Code, Section 156.006 states that the applicant must demonstrate extraordinary hardship or practical difficulties, unique to the site not caused by the owner or any prior owner which make strict compliance unworkable.

In response to questions from Commissioner Athenson, Mr. Adelman stated that he believes that the limitation on the curb cut was punitive based on the record of the public process that occurred in the 1990's and his conversations with many of the parties involved at that time.

In response to questions from Commissioner Artmann-Ruggles, Ms. Czerniak stated there is no limitation on the plat on where access to Lot 1 can split off from the shared driveway. She noted that along the existing driveway, there appears to be a bump out to indicate a potential route for the driveway to Lot 1 however, there is no requirement on the plat that the driveway for Lot 1 split off at any particular location.

In response to questions from Commissioner Dixon, Mr. Adelman clarified that he is seeking modifications to the Gimbel Subdivision plat notes. He acknowledged that shared driveways can be workable but stated that in this circumstance, the shared driveway that is mandated by the plat notes is punitive. He stated that he is asking that action be taken to correct what was done in the past.

In response to questions from Chairman Kehr, Mr. Adelman confirmed that the Gimbels did not develop Lot 1 after the subdivision was approved in 1997. He stated that like the Gimbel's, the Donovan's have owned both lots for nearly 20 years and never sought to develop Lot 1.

Hearing no further questions from the Commission, Chairman Kehr invited public comment and swore in those wishing to provide testimony.

William Connell, 111 W. Westminster, noted that he purchased his property in 2010. He pointed out that his property is an Illinois Historic Landmark and on the National Historic Register. He noted that he has spent nearly six million dollars restoring the

house and the property noting that it was falling into disrepair at the time he bought it. He noted that he received two awards from the Lake Forest Preservation Foundation for the restoration work he completed and added that he has written a book on the family that originally built the Estate. He stated that he respects the Donovan's property rights, but he does not respect their decision to try and amend the plat notes when they knew and understood them when they purchased the property. He stated that the Donovans have not suffered a hardship as a result of the plat restriction that was in place when they purchased the property. He stated that the Donovans do not plan to build on Lot 1 but rather, the request to remove the restriction is simply an effort to market the properties with potentially increased value. He noted that he purchased this property because of the charm of the southern side of Westminster. He stated that the curb cut restriction was put in place to help preserve the historic nature of his property. He stated if the Plan Commission changes or removes the previously approved restriction, he would have no confidence that other restrictions would not be altered or removed in the future. He stated that he has the right to rely on the recorded plat and the benefits it offers to his property.

Amy Lincoln, 162 W. Westminster, stated that her house is located across the street from the Gimbel Subdivision. She noted that Mr. Adelman is incorrect in his statement that the neighbors oppose the petition in an effort to prevent development of Lot 1. She noted that she submitted written correspondence to the Commission acknowledging that Lot 1 is a vacant, buildable lot. She stated she and her husband respect the rights of the Donovans or a future owner to develop the lot. She stated that the limitations on Lot 1 were in place when the Donovans purchased the property and they lived with those restrictions for 18 years. She stated that the petitioners are now requesting an amendment in conjunction with marketing both of the properties. She suggested that the Donovans are seeking the change to increase the marketability of the property. She asked that the Commission stand behind the original approval and the recorded plat.

Hearing no further requests to speak from members of the public, Chairman Kehr invited final comments and questions from the Commission. Hearing none, she offered the petitioner an opportunity to provide rebuttal to the public comments.

Mr. Adelman stated that in his opinion, the covenant restricting the access to Lot 1 to the shared driveway should not have been placed on the Gimbel Subdivision plat in the first place. He stated that shared driveways can be difficult and in this case, it is a hardship to the site. He noted there are currently no agreements in place to guide how future owners of Lots 1 and 2 should maintain the shared driveway. He added that an easement agreement has not been put in place. He stated that direct access to Westminster will provide the opportunity for a better site plan for future development of Lot 1. He confirmed that Lot 2 is under contract and the contract purchaser is only interested in purchasing Lot 2, not Lot 1.

Chairman Kehr invited final comments from staff.

Ms. Czerniak reiterated that Lot 1 is a developable lot with the restrictions established through the original subdivision approvals. She cautioned that as noted by Mr. Connell during his testimony, if this covenant is lifted without a compelling reason or hardship, it may be difficult for neighbors or others in the community to believe that other prior approvals or restrictions will not be changed or lifted.

Commissioner Freeman stated appreciation for the history provided by Mr. Adelman. He stated that he believes that the Gimbels and the Donovans knew and understood the plat note regarding the limitation on an additional curb cut for Lot 1. He noted that it is clear to him that the intent of some of the restrictions on the plat was to protect the historic estate in the context of future development on Lot 1. He acknowledged that some of the restrictions are unusual but noted that was the result of the public process conducted at that time. He stated that in his opinion, to change the prior approvals many years later would not serve the City well.

Commissioner Moorhead agreed with Commissioner Freeman's comments. He stated that Note 3 on the Gimbel Subdivision plat is not ambiguous. He stated that from the time of the original approval to the present, no hardship has occurred to support a change to the original approvals. He stated that the petitioner in the written and oral testimony states that this subdivision note was put in place in bad faith and was punitive. He stated that if the question is whether or not the original subdivision approvals were proper, that is a matter for the circuit courts.

Commissioner Dixon stated appreciation for the history provided by Mr. Adelman, for the testimony presented by the neighbors and for the Donovan's rights as property owners. He stated that he respects the process that occurred 23 years ago when the Gimbel's request for subdivision of their property was considered. He stated that he does not see a hardship or change that has occurred in the last 23 years to support a change to the original approvals. He agreed with Commissioner Moorhead that if the petitioner's contention is that the original approval of the subdivision was flawed, that is not a matter for the Plan Commission.

Commissioner Athenson also thanked Mr. Adelman for the history he provided. She noted that compelling testimony was provided by the neighbors, particularly by Mr. Connell, the neighboring property owner to the east who has invested significantly in his historic property. She noted that the Donovans, the current owners, purchased the two properties after the restrictions were in place. She noted that amending the subdivision plat will set a concerning precedent. She noted that there is no hardship or change of circumstances presented by the petitioner. She stated agreement with the comments of the other Commissioners.



Commissioner Artmann-Ruggles agreed with the comments of the other Commissioners. She noted that the property owners purchased the property with the restrictions in place on the recorded plat. She pointed out that there are various ways to allow the single curb cut to serve both of the properties pointing out that a driveway could split off to Lot 1 just after the parkway for instance.

Chairman Kehr summarized that the Commission appears to be in agreement that the plat of subdivision should not be amended. She suggested that Mr. Adelman and his clients could consider preparing and recording a shared driveway agreement now, while both properties remain in the same ownership, to provide clarity for potential buyers and future property owners. She added that consideration could be given to the use of different hardscape materials on portions of the shared driveway to delineate the access areas and responsibilities of each property owner should the lots be sold into separate ownership.

Commissioner Freeman noted that there has been a full and fair public hearing on this petition and questioned the value of continuing this matter for further consideration as suggested by Mr. Adelman in his opening comments.

Mr. Adelman stated that he is no longer asking for a continuation of the public hearing. He stated his appreciation for the Commission's careful review of the petition and the willingness to conduct virtual meetings.

Hearing no further comments from the Commission, Chairman Kehr invited a motion.

Commissioner Freeman made a motion to recommend denial of the request for amendment to the recorded plat for the Gimbel Subdivision to the City Council. He stated that the recommendation is based on the following findings.

1. The original approval of the Gimbel Subdivision including all of the notes, covenants and restrictions on the recorded plat were granted after a thorough public process and full public hearing.
2. The restrictions were specifically stated on the plat for the purpose of preserving the streetscape.
3. The plat was recorded over 23 years ago and the restrictions were known, or should have been known, to the current property owners when they purchased the property in 2001.
4. The testimony presented to the Commission included testimony from neighboring property owners that they relied on the clear and comprehensive language on the recorded plat for the Gimbel Subdivision.
5. The petitioner has not demonstrated a change in the circumstances or conditions upon which the original approvals were based in order to support the requested amendment.

6. Lot 1 of the Gimbel Subdivision is a buildable lot under the terms and conditions as approved in 1997 and consistent with the final plat of subdivision which was submitted to the City for recording by the then owners, the Gimbels.

The motion was seconded by Commissioner Dixon and it was approved by the Commission by a 6 to 0 vote.

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DRAFT

**Gimbel Subdivision**  
**Materials Submitted by the Petitioner**



PLAN COMMISSION

APPLICATION FOR AMENDMENT TO PRIOR APPROVALS

X SUBDIVISION FLAT AMENDMENT SPECIAL USE PERMIT        ANNEXATION AGREEMENT       

Location of Property 211 W Westminster Zoning District R-4

Date Of Prior Approval March of 1997

Brief Description Of Proposed Amendment(s) Request (a) single driveway cut and (b) termination of South Conservation Easement.  
PLEASE SEE OWNER'S 3-PAGE STATEMENT OF INTENT ATTACHED

**APPLICANT**

Name Michael R. Adelman  
Address 1190 W. Old Mill Road  
Lake Forest, IL 60045  
Phone 847-338-5069  
E-mail MRAdelman@comcast.net  
Relationship to Property Attorney  
(Owner/Attorney/Representative/Contract Purchaser)

**PROPERTY OWNER(S)** (add pages if needed)

Name Oakmont Partners, LLC  
Address P.O. Box 7882  
Jackson, WY 83002  
Phone 847-275-2736  
E-mail DonovanNS@aol.com

**BENEFICIAL INTERESTS**

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

I have read the complete application packet and understand the Subdivision process and criteria.  
I understand that this matter will be scheduled for a public hearing when a determination has been made  
that this application packet is complete and accurate. Oakmont Partners, LLC

**SIGNATURES**

Nancy S. Donovan August 27, 2020  
Owner, Managing Member Date

Owner Michael R. Adelman Date August 27, 2020  
Applicant Date

**EXHIBIT "A"****OAKMONT PARTNERS, A WYOMING LIMITED LIABILITY COMPANY**

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

NAME Nancy S. Donovan  
ADDRESS 211 W. Westminster  
Lake Forest, IL 60045  
OWNERSHIP PERCENTAGE 100 %

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
OWNERSHIP PERCENTAGE \_\_\_\_\_ %

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# MICHAEL R. ADELMAN

## ATTORNEY AT LAW

1190 W. OLD MILL ROAD, LAKE FOREST, ILLINOIS 60045-3714  
TEL: 847-615-0210 FAX: 847-574-5974 EMAIL: [MRAdelman@comcast.net](mailto:MRAdelman@comcast.net)

August 27, 2020

Via Email [czerniac@cityoflakeforest.com](mailto:czerniac@cityoflakeforest.com)

The Lake Forest City Plan Commission  
c/o Ms. Cathy Czerniak  
Director of Community Development  
800 N. Field Drive  
Lake Forest, IL 60045

RE: Request for Amendment to Plat of Subdivision Conditions  
Gimbel Subdivision (Two Lot Subdivision platted in 1997)  
211 W. Westminster Avenue, Lake Forest, IL

Dear Ladies & Gentlemen of the Plan Commission and City Staff:

On behalf of the current owner of both Lots 1 and 2 in the Gimbel Subdivision, Nancy Donovan (holding title through Oakmont Partners, a Wyoming Limited Liability Company), please let this letter serve as the **Owner's Statement of Intent** with respect to the above captioned property.

### **Background**

Mr. and Mrs. Stuart Gimbel were prior owners of this approximate 3.9 acre property from 1978 through the 1990s, and from 1990 through 1997 they petitioned the City to subdivide it into a Planned Preservation Two-lot Subdivision under the advice and counsel of George Covington.

In 1997 the City finally granted the Gimbels a 2-lot subdivision wherein Lot 1 is a vacant 60,000 SF parcel having 304+ feet of frontage along the south side of Westminster, and Lot 2 is contiguous to the south and underlies the existing residence known as 211 Westminster having a land area of 110,059 SF. Lot 2 is a lot-in-depth and its driveway is situated along the west lot line.

Because of the historic character of this particular segment of Westminster, this Planned Preservation Subdivision was approved having restrictive conditions placed on the land and the plat of subdivision in the form of Five (5) Notes which read verbatim as follows:

1. *The house built on Lot 1 shall be subject to review and approval by the Building Review Board of the City of Lake Forest. The Building Review Board shall simultaneously review a landscape buffer intended to buffer views of the new house from the property to the east.*
2. *The Maximum Building Size and the Maximum Building Height for the proposed residence on Lot 1 is to be 6,000 square feet in area and 35 feet in height, respectively. Said size and height restrictions are defined and measured according to the City of Lake Forest Ordinance, amended Chapter 9, Buildings, regarding Building Scale and Environment in effect as of the date of record for this plat of subdivision.*



3. *Access to Lot 1 shall be from the existing driveway leading to the original residence on Lot 2. There shall be no additional curb cuts from Lot 1 onto Westminster Avenue.*
4. *The northern, western, and southern 50 feet of Lot 1 are hereby subject to a conservation easement in favor of The City of Lake Forest, which conservation easement prohibits the removal of any existing trees or shrubs, except as would be otherwise consistent with good forestry practices, and no removal of any tree or shrub shall be permitted without the prior approval of the City Forester.*
5. *Encroachment into the conservation easement shall be allowed for driveway access and utility purposes. The location and extent of this encroachment as well as the subsequent restoration shall require prior approval from the City Surveyor and Engineer.*

The reader can see that the above NOTES are highly restrictive of Lot 1.

Being zoned R-4, the minimum front and rear yard setback requirements under then and present City code is 50 feet. In fact Lot 1 was required to have a 65 foot front yard setback, and rather than a 50 foot rear yard setback, a 50 foot wide conservation easement was placed along the entire south rear yard.

Further, R-4 zoning requires minimum side yard setbacks of 20 feet, and in the instant situation, the east side yard setback was mandated at 100 feet (five-fold increase over code), and the west side yard setback is effectively 50 feet because of the 50 foot conservation easement required.

R-4 zoning permits a maximum ridge height of 45 feet and Lot 1 is restricted to 35 feet.

Under City code lots having frontage of 125 feet or more are typically permitted two driveway cuts. Lot 1 has 304+ feet of frontage on Westminster and yet no driveway cuts are to be allowed despite the fact that three (3) residences right across the street on the north side of Westminster each have two driveway cuts. The mandating of shared driveway access with Lot 2 seems harsh. Moreover, shared driveway access and the easement agreements required between sharing neighbors are cumbersome and inherently problematical. Finally, the Lot 1 curb cut restriction certainly is not for safety reasons, because Westminster is perfectly straight and dead ends a half block to the west; this is not a through-street.

### **Owner's Intent**

Nancy Donovan has owned both Lots 1 and 2 and resided in the residence (with her husband David) since 2001, raising their family here. They are now empty nesters and are going to permanently reside in Wyoming. The Owner has recently put the residence situated on Lot 2 under contract for sale; the contract purchasers have no interest in also purchasing Lot 1. The Lot 2 contract purchasers are opposed to sharing their driveway with the future owners of Lot 1, having to craft an easement, share in the maintenance of a shared driveway, undoubtedly disturb the extensive existing landscaping east of the driveway to Lot 2 and all of the underground infrastructure currently in place, and then having to restore same. Their position is totally understandable and not unreasonable. Moreover, the future owners of Lot 1 will undoubtedly prefer to have their own direct driveway access to Westminster and not have to share a driveway and legal arrangement with the owners of Lot 2. Finally, the landscaping within the western conservation easement of Lot 1 is far more extensive and valuable than the landscaping existing in the northern conservation easement along the south side of Westminster. There are numerous heritage trees in the western conservation easement; there are mostly buckthorn in the northern conservation easement.

Therefore, the Owner is requesting three (3) amendments to the original plat of subdivision as follows:

1. With respect to Note #1: "Building Review Board" should be changed to "Historic Preservation Commission". The HPC was first formed in 1998 and the HPC now has jurisdiction over this subdivision, not the BRB.
2. With respect to Note #3: We request eliminating the shared driveway requirement and no driveway cuts to Westminster prohibition, and instead request that one (1) driveway cut be permitted; again City code permits two (2). Such driveway cut shall be situated no further west than the west building envelope line, and no further east than the east building envelope line and shall be located only subject to the express approval of the City.
3. With respect to Note #4: We request eliminating the conservation easement over the south 50 feet of Lot 1, except for the most westerly 50 feet thereof. The south conservation easement serves no practical purpose because (a) it contains only manicured lawn and no other landscaping, (b) arguably it's unnecessarily burdensome to the City and future Lot 1 owners, and (3) it provides no benefit to any other neighboring residents other than the owners of Lot 1 and Lot 2.

By approving the above requested amendments, such would: (a) clarify the notes with respect to HPC v BRB jurisdiction, (b) mitigate the chilling effect which the shared driveway requirement has on the present contract for the sale of Lot 2, and will also mitigate the same chilling effect the current driveway cut prohibition has or will have on the ultimate sale of Lot 1, and (c) will eliminate the unnecessary and burdensome conservation easement along the south 50 feet of Lot 1.

Thank you for your consideration of the above. I remain

Very truly yours,



Michael R. Adelman

MRA/tbm

cc: Nancy & David Donovan



# BARTLETT TREE EXPERTS

1960 OLD WILLOW ROAD, NORTHBROOK, IL • (847) 559-9424 • FAX (847) 559-9423

Dear Mr. and Mrs. Donovan,

8/5/2020

Todd Ozog from Rocco Fiore asked me to stop by to look at the trees in Lot 1 with respect to having driveway access to that lot. I am not familiar with the City of Lake Forest's ordinances regarding curb cuts or versus right away access from the existing driveway. I am familiar with trees.

If access to a potential new home were to be from the existing driveway, depending on where it is located, there is a potential that Silver Maple, Spruce, Hawthorn, American Elm and Linden would have to be removed.

If access were allowed off W. Westminster near the east end, Buckthorn, Mulberry, Black Cherry and Norway Maple would have to be removed.

Only speaking from a tree quality point of view, removing Buckthorn and Mulberry would be better than removing Silver maple, American Elm and Spruce.

Please feel free to contact me with any questions.

Sincerely,

Tom Ginnow  
Certified Arborist IL 0764A  
1960 Old Willow Rd  
Northbrook, IL 60062

**MICHAEL R. ADELMAN**  
**ATTORNEY AT LAW**

1190 W. OLD MILL ROAD, LAKE FOREST, ILLINOIS 60045-3714  
TEL: 847-615-0210 FAX: 847-574-5974 EMAIL: [MRAdelman@comcast.net](mailto:MRAdelman@comcast.net)

Received 9/8/2020  
at 7:43pm

September 8, 2020

**Via Email [czerniac@cityoflakeforest.com](mailto:czerniac@cityoflakeforest.com)**

The City of Lake Forest Plan Commission  
c/o Ms. Cathy Czerniak  
Director of Community Development  
800 N. Field Drive  
Lake Forest, IL 60045

RE: Request for Amendment to Plat of Subdivision Conditions  
Gimbel Subdivision (Two Lot Subdivision platted in 1997)  
211 W. Westminster Avenue, Lake Forest, IL

Dear Ladies & Gentlemen of the Plan Commission and City Staff:

As you know we previously submitted to you our August 27, 2020, Owners Statement of Intent.

Over the course of the past approximate 30+ days we have been working with City Staff to present our Application For Amendment To Prior Approvals. Staff had indicated a willingness to support our request up until just 2 days ago when a copy of the Staff Report was emailed to me Sunday afternoon recommending denial of our request. I was surprised and disappointed knowing how highly persuasive Staff recommendations are, so I inquired why the sudden reversal and was informed "Lots of research and careful thought".

Being respectful of and having the highest regard for Staff I decided to do the same, more research and more thought on our request. Perhaps I would be able to reconcile Staff's position with my own; but after lots of my own research and careful thought, I am not. So we have agreed to disagree.

Staff had previously furnished me the entire historical file on the subject property which I have saved as a 116 page PDF. On Labor Day I re-read the entire PDF carefully.

As of this morning only one letter from a neighbor, Norm Wesley, had been submitted. At 2:34 pm I received another packet from Staff from various neighbors so now I am having to redraft into the evening to address some of those expressed concerns.

My thoughts follow.

**We Amend Our Request**

Because of the additional correspondence from neighbors received this afternoon, particularly from Liam and Francesca Connell who own the Noble Judah estate at 11 Westminster, we hereby formally withdraw our request with respect to extinguishing the south Conservation Easement, and revise and narrowly limit our request solely to the issue of a direct drive access to Westminster and extinguishing only the shared driveway mandate in the Plat of Subdivision notes. It's difficult to conceive why the requested driveway cut would matter to anyone

other than merely make Lot 1 less desirable to a prospective purchaser. Apparently, there was no issue or objection when a **second cut was recently granted to a neighbor** down the street.

### **Brief Historical Background**

Prior to 1969 William N. Lane owned 111 W. Westminster, the Noble Judah estate, which encompassed all of the land under the estate west to the Skokie Drainage Ditch. In 1969 Lane subdivided the property leaving 3.1 acres under the estate and creating a second buildable lot to the west upon which he subsequently developed the present residence situated at 211 Westminster. In 1978 he re-subdivided the large 211 Westminster lot into two parcels: (1) a 4 acre parcel underlying the new 211 residence, and (2) the large remainder vacant parcel to west to the Skokie Drainage Ditch. In 1978 he sold the 4 acre residence at 211 Westminster to Stuart and Sherry Gimbel, and Jim Altounian bought all the vacant land to the west.

Clearly, 1978 was the time for Mr. Lane and the City to put a “no further subdivision” restrictive covenant on the 4 acre residence at 211 Westminster. In hindsight, all of the historical documentation clearly suggests that not to do so was a BIG mistake. In 1990 when the Gimbels first attempted subdivision, on page 2 of the Staff report it was stated *“This is one of those unfortunate subdivisions that we don’t like to see happen, but which is in full conformance with the Zoning Code”*. Further, in 1996, George Covington as attorney for the Gimbels concluded *“Clearly, a mistake was made some 27 years ago when the City allowed Mr. Lane to subdivide his property in such a way that 18,000 square foot house was left on 3.1 acres. Perhaps the City could have required a larger lot as it did when the Dittmer’s subdivided their land. However, the City cannot now rectify its earlier mistake by **punishing the Gimbels**”*.

Assuming all of you Commissioners have been out to Westminster in connection with our request then I think you will all agree. It would certainly be wonderful if someone would purchase Lots 1 and 2 at 211 Westminster and consolidate them in perpetuity, but that’s not realistic, it’s not the world we live in any longer.

Approximately 12 years after purchasing 211 Westminster from William Lane, the Gimbels first petitioned the City in 1990 for a 2-lot subdivision. This became a 6 year struggle for the Gimbels until approval was granted in 1997. The reason for the struggle was that all of the neighbors were in vehement opposition to subdivision of the 4 acres. There were two former mayors, two alderman, and other influential and powerful neighbors and organizations who opposed subdivision of the 4 acres, even though it legally qualified for subdivision. The opposition was emotionally charged but without sound legal footing to object (gleaned from their letters and testimony, and from speaking with participants).

In 1997 the subdivision was approved under attorney George Covington’s counsel of the Gimbels, but it was approved with numerous restrictions: (1) reduced building height from 45’ to 35’, (2) 50 foot wide Conservation Easements along 3 of the 4 sides of the lot, (3) reduced floor area permitted from 8,000 down to 6,000 square feet, (4) east side yard setback of 100 feet instead of code 20 feet, and (5) prohibition of driveway cut for direct access to Westminster **which is the essence of this request**. The first 4 of the above restrictions were arguably for the purpose of protecting the historic Noble Judah estate to the East. However, the access restriction, while facially claimed to be for the purpose of preserving the streetscape on Westminster was clearly punitive in nature and probably intended to be an additional measure to thwart the marketability of Lot 1 so that a new residence would never be built there.

The restriction of direct access to Westminster with even one driveway cut was and still is **unprecedented** in Lake Forest’s history. Lot 1 has 304 feet of frontage along Westminster, more than any other property along



Westminster except those at Green Bay Road, and to have denied access to the public street, presumably to preserve streetscape, was a complete fallacy. It was clearly a punitive restriction.

Nancy Donovan, the petitioner, has owned this property (both Lots 1 and 2) for 19 years. She and her husband David are asking the Plan Commission and the City to extinguish the shared driveway requirement on the 1997 Plat of Subdivision so that her properties are more marketable. The shared driveway requirement has a significant chilling effect on the desirability of either lot.

#### **Premise for Shared Driveway; No Direct Access to Westminster**

In all 116 pages of the historical PDF I just reviewed, the only justification given for mandating the shared driveway access was for the purpose of (1) preserving the existing Westminster streetscape, and (2) minimize traffic congestion in the public streets. I submit that 8 months out of the year (November through June) there is no effective organic streetscape along Westminster because the deciduous vegetation loses its leaves. Further, Westminster is a long City block in length with a dead-end cul de sac. This is not a high volume through-traffic street. Moreover, a shared driveway does nothing to reduce traffic count or minimize congestion in public streets. These are false superficial premises. The effect on the Gimbels was punitive.

I've attached Exhibit A hereto which is six (6) pages excerpted from the (1) July 3, 1996 Staff Report to the Plan Commission, (2) August 20, 1996 Staff Report to Plan Commission, and (3) October 1, 1996, Plan Commission Memorandum to City Council. I have highlighted in yellow marker the purported rationale for restricting access to Westminster. **Lot 1 has over 304 feet frontage along Westminster, it legally qualifies for two (2), not just one (1), driveway cuts to Westminster. It was unprecedented in all of Lake Forest history to deny Lot 1 any access to Westminster whatsoever.** Again, the premise for mandating a shared access was superficial; the effect on the Gimbels was punitive. What the City failed to do in 1978 when William Lane re-subdivided 211 Westminster, i.e. place a restriction on further subdivision, it was then attempting to constructively do to the Gimbels. That was totally improper and just plain wrong.

#### **No Cuts, One Cuts, Two Cuts, Shared Driveways**

I've attached hereto Exhibit "B" which is a 1-page matrix of the residences along both the north and south sides of Westminster identifying street number, owner, lot frontage, driveway cuts, and screening, all within reasonable proximity of the subject property in either direction east and west.

First, it is notable that all the residences along the south side of Westminster have only 1 driveway cut. In contrast, of the 6 residences along the north side of Westminster, **five (5) have two driveway cuts** and only one (1) has a single driveway cut.

None of the residences on either side of Westminster have 300 feet or more of frontage except for the subject property, 6 have less than 200 feet of frontage, and none of the lots have shared driveways.

None of the lots come close to having as extensive screening as the subject property, and except for the stone wall along 111 Westminster, they all lose their deciduous leaves for 8 months of the year severely diminishing any organic screening they provide from July through October.

### **Shared Driveways**

It is common knowledge that shared driveways are undesirable. Property owners involved in them despise them. Nobody submits voluntarily to a shared driveway. I have been in Lake Forest since 1986 and there are close to a dozen instances where I've been asked to problem solve shared driveway situations.

What do you do when one owner wants gravel, another asphalt, another paver blocks, someone's concrete truck destroys commonly owned sections of driveway, liability issues, etc. What if one of the property owners gets foreclosed on... who is your partner in the shared driveway now, and good luck enforcing rights and obligations. The potential list of foreseeable problems is extensive. The purported benefit of preserving the Westminster streetscape (for 4 months of the year) did not justify mandating a shared driveway in the 1997 platting of Lot 1. The shared driveway condition was a punitive action instigated by highly charged emotional neighbors who were relatively powerful and influential in Lake Forest circles. They simply did not want to see a house built on Lot 1 and wanted to thwart the marketability of same to the greatest extent possible. A prime example of that mentality is the letter in your packet from Norm Wesley who said he wasn't aware that there was a buildable lot and predicated his objection to our request on not wanting to see a house built on it at all. I think we all get that... but the time to preclude it was back in 1978 when William Lane re-subdivided and the City failed to impose any restrictions.

One prime example of a shared driveway gone wrong is Ragdale and Open Lands on Green Bay Road. Most recently in my mind is 205 and 255 N Mayflower Road. In 2019 I assisted David Moore (255) and Rob Krebs (205) in extinguishing a shared driveway easement created in 1954 by a deed in connection with the Solomon subdivision. Neither David Moore nor Rob Krebs wanted to continue the shared driveway arrangement. Rob Krebs has 155 feet of frontage along Mayflower Road and in 2019 the Historic Preservation Commission approved his request for a new driveway cut in a particularly historic section of Mayflower Road. Nobody argued that Krebs was adversely affecting the historic streetscape of Mayflower Road with a new driveway cut, or adversely impairing economic value of his neighbors, and if anybody did then they apparently lost that argument... as should be the case now at 211 Westminster.

### **Precedent Setting**

Staff may well argue that removing this restrictive note on the Plat will set a precedent for others to come request the same. First, the potential for other such situations to arise has extremely low probability. Second, that is not sufficient reason to deny this property a single driveway cut to Westminster. Third, Staff is extremely capable of fending off non-qualifying petitioners by thoughtfully distinguishing one situation from the other.

### **Response to Staff Report**

- While it may be true that the City rarely amends plats, it is not true that they never amend plats.
- It is true that covenants often vest rights in adjacent and neighboring properties. Such is true in the instant case relative to the ridge height restriction, bulk scale reduction, compact building envelope, increased side yard setback and Conservation Easements, all particularly beneficial with respect to the Noble Judah property adjacent to the east. However, I think it is extremely difficult to argue that the driveway access restriction benefitted anyone, then or currently, living on Westminster. While it may have benefitted the 1997 objectors by providing some kind of vindictive satisfaction, it serves no practical benefit to present neighbors. Look at the street, review the Exhibit B matrix of five (5) double driveway cuts and minimal

screening along the north side of Westminster, and consider that 8 months of the year the hedgerow is barren. Surrounding property owners are not relying on this driveway restriction for their benefit.

- Further to the preceding point, few if any of the neighbors even realized there was a buildable lot at 211 Westminster. It was only after we flagged a potential location for a curb cut that Staff started receiving calls from neighbors. Again, read Norm Wesley's letter in your Staff packet; he doesn't object to the curb cut; he objects to any development at all. The owners of the Noble Judah estate to the east, Liam and Francesca Connell, are long time personal friends of mine. I handled their purchase of that property. I called Liam in early August and we met on the subject property. He too also told me that he only recently became aware that there was a buildable lot adjacent his grass tennis court and he was not very happy to know that. When I said tongue in cheek "Well, Liam, would you write us a letter of support anyhow?" he replied, "Hell no, I don't want to see any house built there!" In both cases, neither neighbor cared about the Westminster streetscape per se; they simply do not want to see a new house there... Déjà vu 1997. That is not justification for denying extinguishing the driveway restriction today as we request; that kind of thinking is only a perpetuation of the injustice inflicted on the Gimbels in 1997.
- The Staff Report suggests that Gimbel offered the shared driveway. That is not correct. Staff suggested it as a compromise and Stuart Gimbel capitulated because he had a teenager in the high school and he did not want his child castigated by his peers over the extensive public controversy surrounding his 6-year struggle to plat Lot 1. Gimbel did not want to litigate the issue either, so he capitulated. He never offered the shared driveway access.
- The Staff Reports submits that nothing compelling has changed in the past 23 years to justify extinguishing the driveway restriction. I disagree. I believe it has become increasingly clearer that shared driveways are extremely undesirable and inherently problematical. Staff should be acutely aware of some of the adverse issues which have arisen in this context over the ensuing period of time.

### **Conclusion**

Reiterating, we formally revise our request for amendment and expressly limit its scope to extinguishing the driveway restriction. We respectfully request your positive consideration of our petition for the following reasons:

1. While the other plat restrictions in general arguably provide a measurable benefit to neighbors, the driveway restriction does not. In fact it is double standard in the context of all of the properties listed in Exhibit "B", five of which have two driveway cuts and none of which have shared driveway access.
2. Shared driveways are undesirable and inherently problematical. They are virtually never created when there is direct access to a public street. Lot 1 has 304 feet of frontage along Westminster, more than any of the other properties in Exhibit "B". It was unprecedented to have denied direct access in 1997. To deny Lot 1 direct access with even one driveway cut is to perpetuate the punitive nature of that original mandate in 1997. Why? Why not correct that wrong?
3. If the Commissioners have visited the property then you are aware that there are approximately 100 feet of woods and landscaping between the existing driveway and the open lawn area of the building envelope. In contrast, there is only a 30 foot width of low quality/value vegetation along Westminster. A shared

driveway from the west would not only be more destructive but it would require 2-4 times as much **impervious surface** as a direct access driveway to Westminster.

4. Finally, the driveway restriction mandated in 1997, while stated to protect the streetscape along Westminster, was in a reality a punitive element of that approval process to appease the neighbors' vehement opposition to any subdivision. As set forth above, a single driveway cut to Westminster for Lot 1 neither hurts any of the neighbors nor diminishes anyone's vested rights or property values, and neither does it present any valid safety concerns.

Thank you for your consideration of the above. I remain

Very truly yours,

A handwritten signature in cursive script that reads "Michael R. Adelman".

Michael R. Adelman

MRA/tbm

cc: Nancy & David Donovan

GIMBEL SUBDIVISION - 211 W. WESTMINSTER  
JULY 3, 1996

Open Space Preservation ordinance. In fact, it is the intention of that said legislation that it not be used to arbitrarily deny subdivisions in their entirety but rather, to encourage the most creative solution in the design of a subdivision, so as to mitigate any impact on surrounding historic structures.

The staff believes that the current proposal, coupled with additional conditions, would result in a plan which would realize a reasonable development on the subject property relative to the underlying zoning, while respecting the historic nature of the neighboring estate. Specifically, the plan as submitted could be modified such that the building pad is shrunk to half of its current size and is located on the west side of the property. This would accomplish two things: 1) the open lawn area adjacent to the tennis courts and referenced in the Clarion report would be saved from any residence being built there, and 2) the resulting residence would be located in the center of the most thickly screened portion of the site. Additionally, if the north, west and south 50 feet of lot 1 is designated with a conservation easement prohibiting the destruction of any significant vegetation, the house would be well buffered from surrounding views.

The staff would also suggest that building size and height restrictions be placed on lot 1. By restricting the allowable size and height to 6,000 and 38 feet (the same limitations placed on a 60,000 s.f. lot in the Meadowood Park subdivision), rather than the permitted 8,000 s.f. and 45 feet, respectively and requiring that any house built on lot 1 first be approved by the Building Review Board, will help insure that the house is compatible and deferential to its surroundings. The staff would further suggest that a landscape plan be submitted and approved by the Building Review Board, in conjunction with plans for a new residence, the intent of which would be to augment the vegetative screening of the new house from the views to the east. Finally, the staff would also stipulate that the access to lot 1 be limited to the existing drive leading to the original residence. Prohibiting an additional curb cut would help preserve the existing Westminster streetscape.

With the conditions of approval outlined above, the staff believes that the proposed subdivision would be consistent with the Historic Residential and Open Space Preservation ordinance and the findings required for a special use permit.

**Recommendation:** Approve the planned preservation subdivision and necessary special use permit, subject to the following conditions:

1. The building pad on lot 1 shall be restricted to half the size shown



The staff believes that the current proposal with some additional conditions, would result in a plan which would realize a reasonable development on the subject property relative to the underlying zoning, while respecting the historic nature of the neighboring estate. Specifically, the plan has been modified such that the building pad is reduced to two-thirds of its permitted size and is located further to the west of the neighboring property than was proposed in the 1992 submittal. The staff would suggest that the building pad be reduced even further, to approximately 10,000 s.f., by moving the eastern edge of the building area 50 feet to the west of its current location. This would accomplish two things: 1) the open lawn area adjacent to the tennis courts and referenced in the Clarion reports would be spared from any residence being built there, and 2) the resulting residence would be located in the center of the most thickly screened portion of the site. Additionally, the north, west and south 50 feet of lot 1 is designated with a conservation easement prohibiting the destruction of any significant vegetation. Therefore the house will be well buffered from surrounding views.

The staff would also suggest that building size and height restrictions be placed on lot 1. By restricting the allowable size and height to 6,000 and 38 feet (the same limitations placed on a 60,000 s.f. lot in the Meadowood Park subdivision), rather than the permitted 8,000 s.f. and 45 feet, respectively, and requiring that the structure built on lot 1 first be approved by the Building Review Board, will help insure that the house is compatible and deferential to its surroundings. The staff would further suggest that a landscape plan be submitted and approved by the Building Review Board, in conjunction with plans for a new residence, the intent of which would be to augment the vegetative screening of the new house from the views to the east. Finally, the staff would also stipulate that the access to lot 1 be limited to the existing drive leading to the original residence. Prohibiting an additional curb cut will help preserve the existing Westminster streetscape.

With the conditions of approval outlined above, the staff believes that the proposed subdivision would be consistent with the Historic Residential and Open Space Preservation ordinance and the findings required for a special use permit.

**Findings of Fact:**

**Special Use Permit**

With respect to the 7 required findings of fact of a Special Use Permit, the staff submits the following.

Because 1) the subdivision will create a 1.5 acre lot which is similar in

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size to many of the neighboring properties, which have resulted from similar subdivisions over the past 40 years, and 2) because the special use will be residential in nature and will result in a structure which is well buffered from surrounding residences and will be respectful to the scale, size and architectural styles of surrounding residences, the staff finds that:

1. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Furthermore, because 1) the house built on lot 1 will first have to be approved by the Building Review Board which will consider scale and architecture, and 2) because the maximum size and height of the house will be restricted below what is otherwise permitted by the City's ordinances, the staff also finds that:

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

The staff also finds that:

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

In addition, because the access to both lots 1 and 2 will be restricted to the existing curb cut on Westminster, the staff finds that:

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

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And finally, because the subdivision conforms to the minimum requirements for a lot-in-depth subdivision in an R4 zoned district, the staff finds that:

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

HROSP District

With respect to the 3 required findings of fact for a Planned Preservation Subdivision, the staff submits the following.

Because 1) the size of the resulting lot on which the original residence will sit will be well in excess of the minimum requirements for its underlying zoning, and because 2) the location of the new lot's building pad will be in a well screened area of the subject property, the staff finds that:

1. The application will not adversely affect the residential value, use or character of the (subject) property or structure nor deprive the structure of grounds of size, configuration and relative proportions necessary to preserve the integrity, value and character of the structure and to maintain its relationship with its surroundings.

In addition, because 1) the new lot will be 1-1/2 acres in size, which is consistent with the majority of lots that have been subdivided in the immediate area, because 2) the location of the building pad on the new lot will be as far from the adjacent estate house as possible and will be in the most screened portion of the site, and in so doing, will preserve the remnant allee on the subject property which was originally part of the adjacent estate's landscaping but which has been, to a large extent, obstructed and or built in due to preceding developments, because 3) the maximum size and height of the house will be kept to maximums below what is otherwise permitted by the City's ordinances, because 4) the architecture of the house will be reviewed and approved by the Building Review Board to insure its compatibility with the surrounding development, and because 5) there will be no additional curb cuts on Westminster which might otherwise alter the streetscape in the vicinity of the adjacent estate house, the staff finds that:

2. The application will not be significantly detrimental to the residential value, character, or use of any sites, streets, or areas within the Historic Residential and Open Space Preservation District visually related to or surrounding the site or structure which is the subject of the Special Use Permit.



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Furthermore, because 1) the house built on lot 1 will first have to be approved by the Building Review Board which will consider scale and architecture, and 2) because the maximum size and height of the house will be restricted below what is otherwise permitted by the City's ordinances, the Plan Commission also finds that:

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

The Plan Commission also finds that:

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

In addition, because the access to both lots 1 and 2 will be restricted to the existing curb cut on Westminster, the Plan Commission finds that:

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

And finally, because the subdivision conforms to the minimum requirements for a lot-in-depth subdivision in an R4 zoned district, the Plan Commission finds that:

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

#### HROSP District

With respect to the 3 required findings of fact for a Planned Preservation Subdivision, the Plan Commission submits the following.

Because 1) the size of the resulting lot on which the original residence will sit will be well in excess of the minimum requirements for its underlying zoning, and because 2) the location of the new lot's building pad will be in a well screened area of the subject property, the Plan Commission finds that:

1. The application will not adversely affect the residential value, use or character of the (subject) property or structure nor deprive the structure of grounds of size, configuration and relative proportions

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OCTOBER 1996

necessary to preserve the integrity, value and character of the structure and to maintain its relationship with its surroundings.

In addition, because 1) the new lot will be 1-1/2 acres in size, which is consistent with the majority of lots that have been subdivided in the immediate area, because 2) the location of the building pad on the new lot will be as far from the adjacent estate house as possible and will be in the most screened portion of the site, and in so doing, will preserve the remnant alley on the subject property which was originally part of the adjacent estate's landscaping but which has been, to a large extent, obstructed and or built in due to preceding developments, because 3) the maximum size and height of the house will be kept to maximums below what is otherwise permitted by the City's ordinances, because 4) the architecture of the house will be reviewed and approved by the Building Review Board to insure its compatibility with the surrounding development, and because 5) there will be no additional curb cuts on Westminster which might otherwise alter the streetscape in the vicinity of the adjacent estate house, the Plan Commission finds that:

2. The application will not be significantly detrimental to the residential value, character, or use of any sites, streets, or areas within the Historic Residential and Open Space Preservation District visually related to or surrounding the site or structure which is the subject of the Special Use Permit.

Finally, because 1) the location of the building pad will be well screened from both the adjacent estate house as well as the subject property's original residence, as well as the adjacent pool structure which is part of the original estate inventory of significant features and because 2) the building pad will be surrounded by a conservation easement of existing mature vegetation which is outside of the areas of the remaining portion of the original allees, the Plan Commission finds that:

3. The application will not materially damage, destroy, change or neglect: (1) those primary elements or features of a structure which enhance such structure's residential value, use or character; or (2) any other significant elements or features of the property that contribute to the ambiance of the Historic Residential and Open Space Preservation District.

**Recommendation:** Approve the Planned Preservation Subdivision and necessary special use permit, subject to the following conditions:

1. The front yard setback area shall be increased to 63 feet.



## EXHIBIT "B"

### WESTMINSTER AVENUE LOT STREET FRONTAGES MATRIX

Street Number	Owner Name	Linear Feet Frontage	Driveway Cuts	Percent Screening	Comments
<b><u>NORTH SIDE OF WESTMINSTER AVENUE</u></b>					
80	Hemang Mehta	195	Two (2)	85% screened	
120	Timm Reynolds	195	Two (2)	No screening	East drive aligns w/ 111
146	Kathryn Fluri	195	Two (2)	15% screened	Opposite 111 tennis courts
162	Luke Lincoln	265	One (1)	No screening	formerly Peter Carney's
234	Chicago Title Trust	290	Two (2)	No screening	Across from Wesley's 265
258	JGE Holdings	290	Two (2)	No screening	Next to cul de sac
<b><u>SOUTH SIDE OF WESTMINSTER AVENUE</u></b>					
111	ATG Trust	275	One (1)	90% screened	
211	Nancy Donovan	304	NONE	100% screened	***SUBJECT LOT***
225	Kimberly Wesley	180	One (1)	50% screened	
245	Lynn Villalobos	165	One (1)	50% screened	
265	Kathryn Harper	165	One (1)	50% screened	Next to cul de sac

**Gimbel Subdivision**  
**Correspondence Submitted to the Plan Commission**

Norm Wesley  
225 West Westminster Road  
Lake Forest, Illinois 60045

September 3, 2020

Cathy Zerniac  
City of Lake Forest Planning Commission  
800 Field Drive  
Lake Forest, Illinois 60045

Dear Cathy,

My wife Kim and I live at 225 W. Westminster Road in Lake Forest. We recently received notice of the request to amend the Gimbel plot in our subdivision. The property is at 211 W. Westminster Road which is next to our home. We had no idea that the property was subdivided in 1997.

We definitely are not in favor of changing the requirements in the original approval documents. We are concerned about anyone building on this lot. While we respect the owner's rights, we understand there has been drainage and flooding issues on the existing property. Several houses on our street have gotten water in their basements during heavy rains. We have been fortunate not to have any flooding at our home. We are concerned that changes to the properties could result in drainage or flooding issues on our property.

Building a second home on the property certainly doesn't fit with the look and feel on our street. It leaves the current property at 211 W. Westminster essentially sitting on a "flag" lot. We have nothing like this on our street. We are concerned with the impact this will have on the value of our property as well as other properties on our street. The current owners will have moved and therefore have little regard for the values of neighbors' properties.

We would hope that the city wouldn't change the amendments as proposed without considering the potential drainage issues or the degradation in the values of all the other homes on our street. When the lot was subdivided I'm assuming there was careful consideration on the conditions/restrictions involving this lot. While we guess the city would be unwilling to change the current zoning we see no reason to make additional changes in the restrictions.

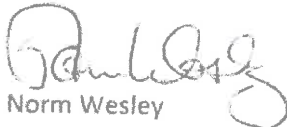
Norm Wesley  
225 West Westminster Road  
Lake Forest, Illinois 60045

September 3, 2020  
Cathy Zerniac  
Page Two

I'm going to be out of town September 9<sup>th</sup> and unable to attend the meeting by phone. I would ask that you accept this letter as both my testimony and my objection to the proposed changes.

Thank you all for asking for our input.

Most cordially,

  
Norm Wesley

# Timm R. Reynolds

September 6, 2020

Ms. Catherine Czerniak  
Director of Community Development  
The City of Lake Forest  
800 Field Drive  
Lake Forest, IL. 60045

Dear Cathy,

According to the Plan Commission agenda, a petition for the change to the Gimbel subdivision of 1997 was submitted for review on Wednesday, September 9, 2020. Since I moved to the neighborhood in 1988, was friends of both the petitioner and the occupant of the Noble Judah house to the east in the 1990's, and served on the Zoning Board of Appeals at that time, I am quite familiar with the elements of the approval of this subdivision and the considerable controversy surrounding it.

I believe that your memo fairly and thoroughly covers the factual elements surrounding the issues with this subdivision. I would like to add a few additional thoughts for consideration as follows:

1. West Westminster is a street that does not have any lots in depth along its length. While the petitioner has the right to build on the undeveloped lot, it would be the first on the street and adding an additional curb cut would make this anomaly even more apparent.
2. Several individuals have recently bought homes along this street and one is presently constructing a new home to replace one formerly on the lot. Also, many of us have maintained our houses with the understanding that the Gimbel subdivision as previously approved would remain in effect. A change to this would, in my opinion, have an unnecessary negative effect on property values.
3. Lake Forest has always prided itself on protecting the magnificent estate homes in our community. The Connells have worked hard to protect the Noble Judah estate to the east of the lot. We are lucky to have neighbors such as they who value the traditions and culture of our community. I would vigorously protest any action that undermines this historic residence and the countless hours they have spent restoring, researching and maintaining this magnificent residence.

I hope this letter is of some help in assessing this petition. Thank you so much for all you and the members of the Plan Commission do for the City of Lake Forest. It is what makes our community such a special place.

Sincerely,



120 W. WESTMINSTER RD. • LAKE FOREST, IL • 60045

Phone: (847) 295-8001 • Fax: (847) 295-8002



## Czerniak, Cathy

---

**From:** Amy Lincoln <amylincoln@me.com>  
**Sent:** Tuesday, September 8, 2020 9:31 AM  
**To:** Czerniak, Cathy  
**Cc:** Luke Lincoln  
**Subject:** Plan Commission 9/9 - Amendment to Gimbel Plat of Subdivision

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Dear Cathy and Members of the Plan Commission:

Luke and I live at 162 W. Westminster which is directly across the street from Lot 1 at 211 W. Westminster or the Gimbel Subdivision. We are writing to strongly object to both of the proposed changes the Gimbel Plat of Subdivision at 211 W. Westminster.

### ADDITIONAL CURB CUT:

For both safety and visual reasons, we object to eliminating the noted requirement that "There shall be no additional curb cuts from Lot 1 onto Westminster Avenue." From a safety standpoint, there is a lot of foot traffic on this sidewalk-less street as there is an entrance to Open Lands at the west end. Personally, we have two young boys who are constantly on their bikes, roller blades, and walking or running up and down this street. Adding another entrance directly across from our property increases presents more opportunity for an accident, especially if the new driveway is installed as currently marked. In 2009 we requested an additional curb cut to the property we owned at 797 N. Sheridan Road, and we were denied for this very safety reason. We hope that you are able to abide by precedent in this situation.

A second curb cut also visually detracts from our view. The appeal of our property and others on this dead end street is that all of the homes on the south side of West Westminster sit on large lots, well back and largely hidden from the parkway. A separate driveway will bring this potential new home into our direct view and will change the character of the street and subsequently the future marketability of our home.

### ELIMINATION OF THE CONSERVATION EASEMENT ON THE SOUTH PROPERTY LINE:

We also object to the elimination of the conservation easement on the south property line. Conservation easements usually are installed for a purpose that protects the land and comes with some type of tax or financial benefit in exchange for restricting the usability of the land. Presumably the Gimbels received some type of benefit from that easement in 1997 as did the current property owner, Oakmont Partners, LLC, when they purchased it in 2002. There is no explanation of why the easement was put in the original document so it is hard to argue other than to say that it is important for our community to stand behind all previously granted conservation easements. Fundamentally, why should we as a community allow someone to benefit from two restrictions on a property and then allow them to remove the restrictions so they can benefit again when they go to sell and move away?

We appreciate the opportunity to express our views and thank you for distributing our comments to the other committee members. Please feel free to contact either of us with questions. One of us will try to attend the meeting this Wednesday as we juggle youth hockey practices. Thank you for the consideration.

Amy (312) 952-5606 and Luke (847) 902 1758

**James and Katherine Fluri**  
**146 W. Westminster**  
**Lake Forest, IL 60045**  
Jim: 847-207-9346 Kathy: 847-970-0102

September 8, 2020

Via email czerniac@cityoflakeforest.com  
Ms. Catherine Czerniak  
Director of Community Development  
The City of Lake Forest  
800 Field Drive  
Lake Forest, Illinois 60045

**RE: Consideration of Approval of Amendments for 211 W. Westminster**

Dear Cathy:

While my wife Kathy and I have only lived at our home at 146 W. Westminster for approximately two years, we have quickly come to appreciate the special nature of West Westminster Avenue. We are writing regarding the request for an Amendment to the plat of the Gimbel Subdivision. While recognizing that Lot 1 is currently buildable under the current plat of subdivision, we wish to express our objection to the proposed changes to the subdivision.

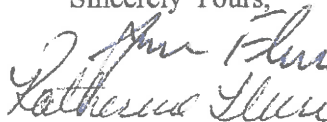
First and foremost, as the staff notes in their report and recommendations, when the Gimbel Subdivision was approved in 1997, I am certain the process was thorough and complete and there is no compelling reason to change the findings and circumstances from when the subdivision was first approved.

Secondly, although West Westminster is a dead end street, the traffic of its residences, visitors, landscapers and those entering the Open Lands is significant. Allowing a new curb cut for an additional driveway ingress and egress will be an additional and unnecessary safety concern.

Finally, the conservation easement was put in place with purpose. Given the unique and special nature of this street, we see no reason to remove what is in place.

Thank you in advance for your consideration of our thoughts and your efforts in maintaining the nature and charm of Lake Forest.

Sincerely Yours,

  
**James and Katherine Fluri**

## O'Donnell Callaghan LLC

Robert T. O'Donnell  
Gerald P. Callaghan

28045 Ashley Circle, Suite 101  
Libertyville, Illinois 60048

847-367-2750  
Fax: 847-367-2758

Adam J. Findlay  
Hayleigh K. Herchenbach  
Heather M. Bessinger  
Richard S. Mittelman, P.C.

[rodonnell@och-law.com](mailto:rodonnell@och-law.com)

September 8, 2020

**VIA EMAIL**

City of Lake Forest Plan Commission  
c/o Ms. Catherine Czerniak  
Director of Community Development  
800 N. Field Drive  
Lake Forest, IL 60045  
[czerniak@cityoflakeforest.com](mailto:czerniak@cityoflakeforest.com)

**Re: Objection to Request for Amendment to Plat  
of Subdivision**  
211 W. Westminster Avenue, Lake Forest, IL

Dear Ms. Czerniak:

We represent William Connell, the owner of the property located at 111 W. Westminster. This letter is to oppose the request of Oakmont Partners, LLC, current owner of Lots 1 and Lots 2 in the Gimbel Subdivision, to amend the original plat of subdivision. Specifically, the request to eliminate the shared driveway requirement and the prohibition on driveway cuts to Westminster, and the request to eliminate the conservation easement over the south 50 feet of Lot 1. After reviewing the application and Statement of Intent, it is evident that the applicant's justification is insufficient to warrant granting her request for an amendment to the Gimbel Subdivision plat.

These proposed amendments to the plat of subdivision will not only have a negative impact on Mr. Connell's property, but will also directly contravene the letter and spirit in which the subdivision and its associated restrictions were created. Our additional objections are as follows:

*Amendments to the Plat of Subdivision:*

- First off, it should be noted that there is no planned project as of yet; this request comes from an owner who has the home on Lot 2 and is looking to make the extra lot, i.e., Lot 1, more marketable. However, there is no claim that the restrictions on the property are either inherently unfair or impose any particular hardship.
- As the applicant notes in its Owner's Statement of Intent, the subject property is a Planned Preservation Subdivision due to its historic character. The Notes included on the plat of subdivision were not intended to create needless restrictions for the owner(s) of the property, but rather to preserve its integrity. The terms in the Notes must continue to be observed in order to maintain the historic character of the area.
- To wit, Mr. Connell's house, the Noble Brandon Judah house, is on the National Register of Historic Places and is an Illinois Historic Landmark. In fact, Mr. Connell

has spent a considerable amount of effort and money restoring his house and property and his efforts have earned two awards from the Lake Forest Foundation for historic preservation. Both Mr. Connell and the applicant's houses are in the Lake Forest historic district; thus, special attention must be given to preserving these properties.

- Mr. Connell purchased his property and invested in its restoration with the understanding that certain lot restrictions in the surrounding area, which are a matter of public record, would continue to be maintained. The division of the subject property into two lots came only after a years-long contentious process; relaxing the restrictions at this time would undermine that years of negotiation. Moreover, it would set an unwelcome precedent that the City is open to further loosening of restrictions throughout Lake Forest. This could potentially undermine the confidence of existing and prospective owners that the City will retain its unique character.
- There is apparently some concern about shared driveways; however, there are many shared driveways throughout the City. Disputes are generally handled by a homeowners' association with little difficulty. There is no reason to believe that these properties will have a different experience.
- Mr. Connell's property has one of the few remaining historic grass tennis courts in the United States; as such it has both historic and architectural significance. The tennis court is located near the border of his property and the applicant's. Permitting the amendments to the plat would threaten this unique feature on Mr. Connell's property.
- The current streetscape along the south side of Westminster is a long stretch of green plantings. It would be aesthetically unappealing to break up that view with a curb cut.

#### *Conservation Easement*

- We understand that the City uses different terminology today in creating open spaces; however, when this plat of subdivision was created, certain lands were specifically designated as conservation easements. Those conservation easements cannot be extinguished or otherwise amended without due consideration.
- Conservation easements, generally, are governed by the Real Property Conservation Rights Act, 765 ILCS 120 *et seq.* According to statute, a conservation easement may only be extinguished by such procedure set forth in the conservation right or by a release of the conservation right in accordance with the terms of the conservation right. 765 ILCS 120/6. The applicant has not identified by what mechanism it is entitled to amend the conservation easement or whether such procedures exist within the conservation easement created by the Gimbel Subdivision. Note 4 of the Plat of Gimbel Subdivision does not set forth any such procedures.
- The Act otherwise provides that an amendment to a conservation easement "shall not materially and adversely affect the conservation purposes...or facilitate the extinguishment of the conservation right." 765 ILCS 120/1.
- The proposal to eliminate the south conservation easement contains an error. It states there is only lawn on the south conservation easement outside of some landscaping on the west side. In fact, there is vegetation on the east side that is critical to providing screening between Mr. Connell's property and the applicant's property.
- The existing easements are critical in managing stormwater drainage. Mr. Connell added an extension to his stormwater drainage project in an effort to alleviate chronic flooding on the applicant's property. Eliminating the conservation easements could

result in changes to drainage patterns that, in turn, could cause a setback in the flooding situation.

- By allowing the extinguishment of the south easement area and permitting curb cuts that would impact the north conservation easement area, the City would be undermining its authority as the holder of such easements.

This list of objections is substantial, but is by no means exhaustive. Mr. Connell feels strongly that the restrictions should remain intact as the owner of a neighboring historic property, and hopes that the Plan Commission gives serious consideration to these objections.

Very truly yours,

O'Donnell Callaghan LLC

A handwritten signature in blue ink that reads "Robert T. O'Donnell". The signature is written in a cursive, flowing style.

Robert T. O'Donnell

ROD/hb

cc: William Connell (*via email*)



Rec'd after packets  
were distributed

**MEMORANDUM**

TO: Lake Forest Plan Commission

FROM: Lake Forest Preservation Foundation

DATE: 9/9/2020

RE: **Plan Commission Meeting, Gimbel Subdivision**

The Lake Forest Preservation Foundation Board of Directors has reviewed the proposed request for amendments to the Gimbel Subdivision plat and supports the staff recommendation. In particular, the Foundation wishes to express its strong concern for the amendment that would remove the restrictive covenant requiring access to Lot 1 from the existing driveway to Lot 2.

Members of our Board have monitored public meetings since our founding, and still recall the extensive and careful deliberations that occurred when the Gimbel Subdivision was before the Plan Commission in the 1990s. At that time, the Historic Preservation Commission didn't yet exist and the Plan Commission served an important role of ensuring subdivision of property in the City's historic districts was done so in a way that minimized the impact to surrounding historic properties and streetscapes. It's clear the restriction to not permit an additional curb cut on Westminster for Lot 1 was a careful, deliberate decision by all parties involved in the petition, including the former Gimbel subdivision owners, the Plan Commission, and the City Council, in an effort to minimize the impact that construction of a new house on Lot 1 would have on the historic Noble Judah estate to the east, and the Westminster streetscape. Since that time, nothing has changed regarding the status of the historic district or the surrounding historic properties that would seem to support amending the plat to remove this particular restriction. There does not seem to be any compelling reason put forth other than a desire to sell these two properties separately. Furthermore, the Foundation is concerned that without a compelling reason on the record to lift this restriction, it will set a dangerous precedent and open the door to allow the lifting of other careful and deliberately considered plat restrictions throughout the historic district. These types of clearly recorded and established restrictions are critical for the ability of nearby property owners to rely on what's established on a plat of subdivision.

We thank you for your consideration.

October 15, 2020

Dear Mayor Pandaleon, and Members of City Council,

The Lake Forest Library Board is honored to present this update on the Library Capital Improvement Project to the City Council and Lake Forest community. More than four years in the making, this project proposes the restoration and expansion of the original 1931 Edwin H. Clark building to position the Library to deliver high quality services and programs to the Lake Forest community long into the future.

The Capital Improvement Project delivers a library for all generations. The interior and exterior of the original 1931 facility will be restored to their former grandeur and intended uses. And for those that seek a library that delivers the 21<sup>st</sup> century amenities provided by libraries in neighboring peer communities, new spaces will be added in a reflective and thoughtful manner.

Our work over the last four years has engaged many members of the Lake Forest community and has been directed by the Library's mission to inspire lifelong learning, promote the free and respectful exchange of ideas, and build community, as well as Lake Forest's four cornerstones of family, education, tradition, and philanthropy. In keeping with our role as stewards of the public's trust, our work has also been guided by the broad tenets of the Lake Forest Community Strategic Plan: fiscal stewardship, business and economic vitality, environmental sustainability, and community character.

Throughout the exploration of the Library Capital Improvement Project, the Library continues to deliver outstanding resources, programs, and services to the Lake Forest Community. This work, delivered independently and collaboratively with many community partners, provides a wide range of exploration and learning opportunities for all Lake Foresters. The Library's performance metrics surpass state averages and those of similarly situated institutions. The quality of the Library's work was recognized in January 2020, when the national publication *Library Journal* designated the Library as a four-star "Star Library," an honor based on metrics such as library visits, circulation, computer and wireless use, and program attendance. This recognition and the Lake Forest community's respect for and appreciation of the Library is due in great part to the Library's continued and unwavering dedication to delivering innovative and effective programs, outstanding resources, and concierge service. We invite you to review the [Library's FY 2020 Annual Report](#) on the Library's website.

The Library Capital Improvement Project advances the City's Strategic Plan vision of Lake Forest as a place to live fully. We appreciate your consideration of this important and vital project.

Regards,

The Lake Forest Library Board

Wendy Darling, President  
Andrea Lemke, Treasurer  
Elizabeth Grob, Trustee

David Rose, Vice President  
Carrie Travers, Trustee  
"JJ" John Johnson, Trustee

JoAnn Desmond, Secretary  
Germaine Arnson, Trustee  
Bryan Bertola, Trustee



## **What does a 21<sup>st</sup> Century Library mean for Lake Forest?**

Expectations of public libraries are evolving. Libraries are no longer buildings full of books. In short, a 21st century library provides access to outstanding resources, inclusive programs, and concierge-level service, with the goal of building and enhancing its community. More specifically, a 21st century library:

- Is welcoming and responsive to the needs of individuals with physical and mental challenges and differences
- Supports creativity and innovation through a wide range of hands-on activities, including printmaking, 3D modeling, textile arts, media preservation, publishing works, and more
- Welcomes people seeking connection such as senior citizens, empty nesters, or new residents to come read the newspaper, sit in common areas, or engage in friendly conversation with staff and other library users
- Serves as a resource for accessing technology and learning hands-on digital literacy skills, ensuring no one is left behind as technology evolves
- Provides opportunities for new parents and caregivers to connect and support each other through children's programs
- Facilitates meaningful peer relationships for children and teens through activities, discussions, and other screen-free alternatives
- Is a safe and productive destination for students to meet with tutors and study groups
- Safeguards privacy to empower vulnerable populations, teens, or others seeking information or support on sensitive topics
- Cultivates a safe, respectful environment through programs and resources that enable people with different ideas and points of view to have challenging conversations that promote personal growth
- Offers a variety of resources and ways of accessing information, enabling individuals to find accurate, unbiased, balanced answers
- Supports the technology preferences of its users
- Provides meeting spaces for entrepreneurs, small business owners, and the self-employed as well as organizations
- Recognizes that no one institution in Lake Forest can provide all the programming that the community desires, collaborates with other cultural and civic institutions to provide programs that enhance and strengthen the collective well-being
- Functions as a participating member of the community and Central Business District by collaborating with and participating in Chamber of Commerce and other city-wide initiatives
- Amplifies messages, resources, and services provided by local organizations to strengthen community awareness and interconnections
- Provides an ADA-compliant facility that functions effectively, efficiently, and flexibly to enable spaces to be used for different purposes, today and in the future



## **What does it mean to restore the 1931 Edwin Clark building?**

The 1931 Edwin H. Clark building is first and foremost a library. Built as a library and gifted to the City of Lake Forest in honor of Kersey Coates Reed, it is prized as an architectural jewel built in the grand classical style of the time. The building has served the Lake Forest community for nearly 90 years and now faces many functional and infrastructure challenges.

The Capital Improvement Project has four goals for the original building:

- preserve and refresh the original grandeur
- restore the functionality of its original spaces
- breathe new life into the spaces to enable their continued use, and
- address the wide range of aging and deteriorating system and infrastructure elements (ADA compliance, dome, foundation, electrical and plumbing, HVAC).

Library use has dramatically changed since 1931, requiring new services and resources to be incorporated and supported in ways that diminish the functionality and grandeur of the original spaces. For example, the addition of the 1978 west wing transformed the quiet reading room into a passageway to collections housed in the new wing. The stately foyer became less welcoming as it transformed from a conversational seating area and became cluttered with the business associated with modern libraries (*e.g.*, copiers, security gates, self-check).

One restoration possibility under consideration is the removal of the east and west wings. While it results in a reduction of 3,000 square feet that will need to be incorporated in a new expansion, the removal restores the spaces to their original and still needed functions. The newly refurbished reading room will serve as a space for quiet reflection, and even a forum for select special events such as author talks or after-hours literary receptions. The refurbished reference annex will provide new opportunities for engagement with experienced reference staff. Restoring and renovating these spaces provides the Library with the opportunity to enhance the patron experience with flexible and ADA-compliant furniture, more open spaces, and the ability to expand the use of these spaces in new and innovative ways as the needs of patrons continue to evolve.

The square footage provided in the original building is critical to library operations and improvement options under consideration do not include abandoning these spaces for new. Rather, envisioning possibilities that respond to the calls for historic preservation, ADA compliance, and flexible functionality that breathe new life and vigor into these spaces are the priority of the Library Board.

## **Why is the expansion needed?**

The 2017 Library Community Survey identified a number of services desired by Lake Forest residents. These included, among other things, study rooms, spaces for tutors to engage with



students, mid-sized program/meeting rooms, a dedicated teen space, self-check and other technology, and maker space options. In addition, the 2012 PHN Architects ADA Compliance Audit and 2018 Building Feasibility Study identified critical life and safety building failures to address, in particular water penetration in the roofs, dome, brick, and foundation; ADA-compliant entrances, elevator, restrooms, and building flow; interior lighting; HVAC; and parking.

Over the last few years, the Library has, among other things, repurposed staff and backroom operation areas into public spaces; reduced office spaces; and installed compact shelving all to find space for services desired by the Lake Forest community. By doing so, the Library was able to create a small teen area and relocate materials to the ground floor for ease of access by seniors. There are no more options to find space within the existing facility.

Hummel Consulting, in preparing the Library's 2020 space needs assessment determined the square footage required to deliver each individual aspect of current and desired library services. When tallied, the required square exceeds what is available in the current 1931 building. The expansion delivers on the following objectives:

- ADA-compliant public areas, entrance, restrooms, and elevator
- discrete teen space
- well-lit and engaging children's library responsive to the needs of all families
- well-lit and easy to negotiate adult spaces and conversation areas
- lower level area with program rooms and small study rooms (these could be made accessible to the public after hours or when not in use for Library programs)
- adjacent staff areas for more efficient workflows
- maker-space for creatives

What the expansion **does not** do is duplicate the spaces and functionality provided by other civic organizations in the community. For example, there is no plan to build a state-of-art auditorium and performance stage, elegant event spaces with catering kitchens, recording studio, or historic archives.

### **Why not just repair the dome?**

In 2017, the Library dome was inspected when unusual buckling was noticed on one of the historic 1931 Nicolai Remisoff mural panels in the Library's rotunda. The initial estimates to repair the leaded-copper dome and restore the dome's masonry substructure were of the magnitude that the Library Board believed the most fiscally responsible course of action was to obtain a feasibility study to assess and document all the building's structural and systems issues. This approach is similar to the Council's recent direction to City staff to conduct a holistic assessment of all City buildings and facilities. The Board wanted to end the piecemeal band-aid measures being taken as each issue presented itself. The goal was to identify and prioritize the building's needs and develop a holistic improvement plan that would get out in front of the infrastructure issues. In November 2017, a triage action was taken to wrap the dome at a cost of \$8,900.





In December 2018, the dome was wrapped for a second time at a cost of \$22,600. Because of its historical significance and prominence, the Library requested a full investigation of the dome and its underlying limestone and brick substructure. In January 2019, HGA provided a conceptual construction estimate of \$743,983 for the dome and pedestal repair. The estimate was for the low end of the repairs and depending on the type of water-proofing system under the copper and the amount of stone repair, etc., it could be \$900,000 to \$1,000,000. The estimate included a 15% design contingency and a 5% construction contingency but no provisions for the mural panels.

As the second tarp nears end of life, the Library is currently pursuing bids for a third wrapping of the dome and investigating the possibility of proceeding with the dome even though it does not address the Library's needs. Although the dome could proceed as a stand-alone project, it would be less costly to roll the dome into the entire improvement project. The project, exclusive of what would be needed to in time and money to protect the murals, is conservatively estimated to be a six-month project with significant scaffolding and disruption to the site. The length of time the Library would need to close or be out of service to the public for safety reasons is still being determined.

#### **What are the potential sources of funding for the Library Capital Improvement Project?**

The Library retained The Hodge Group to complete an assessment of the philanthropic and government support for a \$26 million capital improvement project during the fall of 2019 and first quarter 2020. The results of the assessment were reported to the Library Board, the Mayor, and senior city administrators in March 2020. The assessment concluded that the Library is viewed as a historic icon and a valuable and vibrant city asset that provides outstanding and relevant resources to the community despite the facility's challenges. The feasibility study determined that there is broad philanthropic support, provided

- the Library remains at its current location
- the 1931 Edwin Clark building is restored, revitalized, and expanded to meet the needs of today's library users
- an endowment established and the project is delivered via Lake Forest's long-standing tradition of public/private partnerships.

In early April, the Library was approached by private donors interested in making a transformative lead gift to fund the restoration and expansion of the 1931 Edwin Clark building. The Lake Forest Library Foundation received its 501(c)3 status and the Board of Directors was seated to advance philanthropy in Fall 2020. The directors of the Foundation are: Diana Terlatto, President, Mark Saran, Vice President, L. Robert Pasquesi, Treasurer, Debbie Saran, and Germaine Arnson, Secretary. The Hodge Group remains committed to the viability of the project.



The Hodge Group will be present to answer questions specific to the depth of its work, its continued belief in the success of a campaign despite COVID-19, and in particular the nature of the private philanthropy campaign.

### **Additional Expertise**

As the Capital Improvement Project evolves, the Library will continue to work closely with members of City staff and appropriate City Boards and Commissions to assure proper public review and comment opportunities. Members of the Lake Forest community have volunteered their expertise and the Library Board will involve these individuals for advice on the project through the coming phases.

### **Timeline and Other Resources**

- **Project Timeline – A Holistic Approach.** The Library Board began working on the Library Capital Improvement Project in 2016. Actions taken include a community wide survey, adoption of a strategic plan, engagement of HGA, architectural and engineering firm, to deliver a feasibility study and dome report, and engagement of The Hodge Group to deliver a philanthropic assessment. A project timeline is available at: [Project Overview](#). A detailed executive summary of the project timeline to date is available at: [Executive Summary of Timeline](#).
- **Other Resources** The following resources were provided to City staff and will be made available to the Council as additional background that may be helpful in understanding this project: 2018 HGA Feasibility Report; 2019 HGA Dome Report; and 2020 Hummel Consulting Space Needs Assessment.