

**THE CITY OF LAKE FOREST  
CITY COUNCIL AGENDA**  
Monday, September 20, 2021 at 6:30 pm

**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 Access Link**

<https://us02web.zoom.us/j/83232611513?pwd=ZDB0OW0xUEhWZDF4UVFDMWNSR3huUT09>

Webinar ID: 832 3261 1513

Passcode: 1861

**CALL TO ORDER AND ROLL CALL**

**6:30 p.m.**

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

**PLEDGE OF ALLEGIANCE**

**REPORTS OF CITY OFFICERS**

<b>1. COMMENTS BY MAYOR</b>
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**A. Swearing in Firefighter/Paramedic Nick Dovel**

**B. Report on General Obligation Refunding Bonds**

**2. COMMENTS BY CITY MANAGER**

**A. Community Spotlight**

- Dr. Montgomery, Superintendent for Lake Forest School Districts 67 and 115

**3. OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL**

**4. COMMITTEE REPORTS**

**5. ITEMS FOR OMNIBUS VOTE CONSIDERATION**

**1. Approval of September 7, 2021, City Council Meeting Minutes**

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

COUNCIL ACTION: Approval of September 7, 2021, City Council Meeting Minutes

**2. Acknowledge Receipt of the Notification of Sale of General Obligation Refunding Bonds, Series 2021**

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

**PURPOSE AND ACTION REQUESTED:** It is requested that the City Council acknowledge receipt of the Notification of Sale associated with the 2021 Refunding Bond issue, as required in the Bond Ordinance approved by the City Council on August 2, 2021.

**BACKGROUND/DISCUSSION:** The City regularly monitors bond market conditions to assess opportunities to refund, or refinance, existing debt obligations and achieve a savings through lower interest rates. With an opportunity to refinance the 2013 General Obligation (GO) Bonds, staff was authorized to proceed with preparation for a refunding bond issue. A preliminary official statement was prepared and submitted to Moody's Investors Service with a request for a rating, and Moody's assigned a Aaa rating to the proposed issue and affirmed the Aaa rating on all GO debt of the City.

On August 19, a competitive online auction was hosted by Speer Financial, the City's financial advisory firm. Nine bidders submitted a total of 63 bids during the auction. The successful bidder was Northland Securities who bid a True Interest Cost of 1.0065%. Savings over the life of the bonds exceeds \$1.6 million. All parameters set forth in the ordinance approved by City Council were met and the City took official action to accept the low bid. The bond closing will occur on September 15.

**PROJECT REVIEW/RECOMMENDATIONS:**

Reviewed	Date	Comments
Online Bond Auction	8/19/21	Nine (9) bidders submitted a total of 63 bids
City Council	8/2/21	Final Approval – Bond Parameters Ordinance
City Council	7/19/21	First Reading – Bond Parameters Ordinance
Finance Committee	7/19/21	Recommend staff proceed with preparations for a refunding issue.

**BUDGET/FISCAL IMPACT:** Savings over the life of the bond issue exceeds \$1.6 million.

**COUNCIL ACTION:** Acknowledge Receipt of the Notification of Sale of General Obligation Refunding Bonds, Series 2021 **(page 24)**

**3. Approval of the Purchase of a New Storage Array for the City's Data Center in the Amount of \$54,814 Based on State of Illinois Contract**

STAFF CONTACT: *Joseph Gabanski, Assistant Director of IT, 847-810-3591*

**PURPOSE AND ACTION REQUESTED:** Staff requests approval to purchase a new Storage Array for the City's Data Center.

**BACKGROUND/DISCUSSION:** In summer of 2015 The City retained an IT Consultant, Client First Consulting to facilitate a complete selection process for a new Data Center implementation or data center cloud offering. At that time, it was found that Nimble Storage Attached Network (SAN) device was the storage option that best fit the needs of the City. The device is approaching end of life on 12/31/2021 and a replacement is required in order to maintain support.

The Nimble Storage array is responsible for the entire virtual server environment including the BS&A ERP System, Fire records management system, RecTrac, the LF Now app database, and other critical systems.

In June 2021, the IT Department evaluated product offerings of similar size and functionality. It was determined that an in-place replacement of the Nimble storage device is in the best interests of the City due to the current system meeting or exceeding performance and functionality expectations.

**BUDGET/FISCAL IMPACT:** On July 15, 2021 City staff received a proposal from CDW for the system replacement. Pricing obtained from this proposal is based on the State of Illinois Contract CMT1021170 as part of the Illinois Department of Central Management Services' joint purchasing program. This contract was awarded to the lowest cost and responsible bidder.

FY2022 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
IT Operating 101-1303-466.66-11	\$88,500	\$54,814	Y

Has City staff obtained competitive pricing for proposed goods/services? **No**

Directive 3-5, Section 6.1D – Government Joint Purchases

COUNCIL ACTION: Approval of the purchase of a new storage array for the City's data center in the amount of \$54,814

#### 4. Approval of a 3 Year Renewal Agreement for Microsoft Enterprise Licensing with Dell Marketing L.P. Based on State of Illinois Contract

*STAFF CONTACT: Joseph Gabanski, Assistant IT Director (847-810-3591)*

**PURPOSE AND ACTION REQUESTED:** Staff is requesting City Council approval to enter into a three-year contract with Dell Marketing, L.P., (Dell) for Microsoft software which includes maintenance support services and licensing for all City Microsoft workstation and server operating systems, databases, SharePoint Online, and the Office 365 suite.

**BACKGROUND/DISCUSSION:** In 2015, City Council approved to move to the Office 365 suite, at that time, being a lower cost alternative to replacing on-premise Microsoft systems. Since its initial inception, the City has been increasing utilization of the additional product offerings included in the Office 365 suite. In 2017, the City moved the majority of file storage to the SharePoint Online and OneDrive platforms, easing the transition to remote-working during the COVID-19 pandemic. In 2019, the IT department implemented the Power BI platform, to deliver meaningful information from discontinuous data sources to support various City operations. IT is currently in process of implementing Microsoft's Power Automate and Power Apps in order to reduce manual/repetitive data entry for staff.

#### PROJECT REVIEW/RECOMMENDATIONS:

Milestone	Date	Comments
RFP Issuance	08/05/2021	RFP Published in Pioneer Press, published in publicnoticeillinois.com, 5 Vendors Notified
Proposals Submitted	08/25/2021	Four Vendor Submitted Proposals Received & Reviewed

**BUDGET/FISCAL IMPACT:** On August 25, 2021 staff received five proposals before the deadline in response to an August 5, 2021 RFP issuance. Proposals were evaluated based primarily on cost with additional considerations for value-added support services included in the vendor proposals.

Vendor	Total Amount
Dell	\$111,490

Zones	\$122,373
CDW	\$120,765
Heartland	\$128,703
eMazzanti	\$679,465

Dell has been awarded the State of Illinois Master Contract #CMT1176800 for Microsoft licensing as part of the Illinois Department of Central Management Services' joint purchasing program. This contract was awarded to the lowest cost and responsible bidder.

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

Below is an estimated summary of Project budget:

FY2022 Funding Source	Account Number	Amount Budgeted	Amount Requested *	Budgeted? Y/N
IT Operating	101-1315-415-43-37	\$103,201	\$111,490	Y

\* The amount requested over budget can be absorbed through other budgetary savings

**COUNCIL ACTION:** Approval of a 3 Year Renewal Agreement for Microsoft Enterprise Licensing with Dell Marketing L.P. Based on State of Illinois Contract

**5. Award of Proposal to Data Works Plus LLC. for the Purchase of a Live Scan Fingerprint System in the amount of \$28,637.00**

STAFF CONTACT: Rob Copeland, Deputy Chief of Police (847-810-3809)

**PURPOSE AND ACTION REQUESTED:** Staff is requesting City Council approval to award the vendor, DataWorks Plus LLC, for the purchase of one (1) live scan fingerprint system for the Police Department booking area.

**BACKGROUND/DISCUSSION:** The live scan fingerprint system is used by every police department throughout the State of Illinois for the processing most criminal arrestees, completing criminal background checks and verifying identities of criminal suspects. The digital fingerprints are transmitted electronically to the Illinois State Police and the FBI fingerprint database. All positively identified criminal suspects must go through the booking process and then entered into the NCIC criminal database supported by the FBI. Any unidentified suspects or suspects providing false identification can be more readily identified through the electronic submission of their fingerprints.

The police department has had its current Live Scan Fingerprint System for six (6) years. The operating system for the hardware cannot be upgraded and is no longer supported by the Illinois State Police and has reached its end of life.

**BUDGET/FISCAL IMPACT:** Staff submitted for quotes from five vendors approved by the Illinois State Police for use in the criminal justice system. Tyler Technologies, the company who provides our department with Records Management Software (including our arrest and booking application) was also consulted as to which system integrated with their system. Tyler

Technologies does require any vendor chosen to pay a one-time interphase fee of \$4,640.00 to integrate the new system with their records management system used by LFPD.

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

State Approved Vendors	Dollar Amount	Tyler Technologies Interphase Fee	Total Amount
Biometrics4ALL	\$30,270.00	\$4,640.00	\$34,910.00
<b>DataWorks Plus</b>	<b>\$23,997.00</b>	<b>\$4,640.00</b>	<b>\$28,637.00</b>
HID Global	\$19,938.84	\$4,640.00	\$24,578.84
Idemia	\$23,364.00	\$4,640.00	\$28,004.00
ID Networks	\$30,165.00	\$4,640.00	\$34,805.00

Upon review of the submitted proposals, staff recommends proceeding with the proposal received by DataWorks Plus due to the custom integration with TylTechnologies software, and with their ability to fulfill all requirements from Illinois State Police.

FY22 Funding Source	Account Number	Account Budget	Amount Requested	Budgeted? Y/N
Police Equipment	101-7603-475.75-49	\$50,000	\$28,637.00	Y

COUNCIL ACTION: Award of Proposal to Data Works Plus LLC. for the Purchase of a Live Scan Fingerprint System in the amount of \$28,637.00

## 6. Approval of the Purchase of Computer Workstations, Laptops, Hybrid Tablets, and Rugged Tablets for All City Departments

STAFF CONTACT: *Joseph Gabanski, Assistant IT Director (847-810-3591)*

**PURPOSE AND ACTION REQUESTED:** Staff requests approval to purchase 25 desktop computers, 15 laptops, 4 rugged laptop, and 1 rugged tablet. The project is to replace computers based on a 5-year replacement cycle for workstations, laptops, and hybrid computers.

**BACKGROUND/DISCUSSION:** The City has 25 desktop computers, 15 laptops, 4 rugged laptop, and one rugged tablet recommended for replacement in FY22. The oldest computers of this proposed replacement are 5 years old, with the average being 4 years old. The City's current inventory of computers consists of 126 desktops, 79 laptops, 30 hybrid tablets, and 34 rugged tablets.

The City standardized all desktops and laptops with Dell products 21 years ago. The standardizations help staff to efficiently deploy, troubleshoot, and maintain the systems. This year the City received pricing from three vendors: CDW, Dell, and SHI. CDW provided the City with a proposal based on the National IPA Technology Solutions (2018011-01) contract pricing.

**BUDGET/FISCAL IMPACT:** Staff received the following pricing for this project:

Vendor	Total Amount Dell Workstations, Laptops, Hybrid and Rugged Tablets
CDW	\$57,025
DELL	\$62,306
SHI	\$65,337

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

Below is an estimated summary of Project budget:

FY2022 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
IT Operating 101-1303-466.66-11	\$111,500	\$57,025	Y

**COUNCIL ACTION:** Approval of the Purchase of Computer Workstations, Laptops, Hybrid Tablets, and Rugged Tablets for All City Departments

- Award of Bid for the 2021 Dickinson Hall Tuck Pointing Project to the Lowest Responsive and Responsible Bidder, Bruce Brugioni Construction, in the Amount of \$130,533.47 to Include a 10% Contingency Amount of \$13,053.35 for a Grand Total of \$143,586.82**

STAFF CONTACT: *Jim Lockfeer, Assistant to the Director of Public Works (810-3542)*

**PURPOSE AND ACTION REQUESTED:** The Public Works Committee and City staff requests City Council award of bid for the 2021 Dickinson Hall Tuck Pointing Project to the lowest responsive and responsible bidder, Bruce Brugioni Construction, in amount of \$130,533.47 to include a 10% contingency amount of \$13,053.35 for a grand total of \$143,586.82.

**BACKGROUND/DISCUSSION:** Dickinson Hall, located on the historical Grove Campus, is home to the Lake Forest – Lake Bluff Senior Center. Dickinson Hall was built in the 1930s, acquired by the City in the late 1990s, and was most recently renovated in 2000. The majority of the building's exterior brick is original and requires the tuck pointing of historic lime mortar to preserve the brick. Tuck pointing is an important process to maintain the integrity of a building's brick masonry. As mortar deteriorates, it allows more water to seep into the masonry.

After Building Maintenance Section staff identified areas of exterior mortar grout decay, staff enlisted the help of Leverett Masonry Consulting to inspect current conditions of the exterior, develop design specifications in order to preserve the historic brick and mortar, and assist with the bidding process and project oversight. Leverett Masonry Consulting provided similar services on the recent restoration of the Lake Forest Cemetery front gate. The exterior tuck

pointing and other masonry repairs included in this project will help preserve the building for many years into the future.

**PROJECT REVIEW/RECOMMENDATIONS:**

Reviewed	Date	Comments
Public Works Committee	9/8/2021	Reviewed and Recommended Approval

**BUDGET/FISCAL IMPACT:** On July 16, 2021, City staff initiated the public bidding process. Fifteen contractors attended the mandatory pre-bid meeting and on August 6, 2021 the City received seven sealed as outlined below.

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

Company Name	Total Project Cost
Berglund Construction Company	\$55,000.00
<b>Bruce Brugioni Construction</b>	<b>\$130,533.47</b>
Action One Construction Inc.	\$141,000.00
Carving in Stone Inc.	\$154,000.00
Cruz Brother's Construction Company	\$155,785.00
A-One Group	\$246,200.00
Union Contracting	\$249,300.00

The low bid received from Berglund Construction Company immediately presented concerns to both City Staff and Leverett Masonry Consulting. Berglund Construction Company's bid is substantially lower than the Leverett Masonry Consulting's original project construction estimate of \$160,000. In addition, the range of the six other bids received were much more in line with the construction estimate. City staff and Leverett Masonry Consulting were in agreement to reject the low bid from Berglund Construction Company due a misunderstanding of the project scope.

Bruce Brugioni Construction has considerable experience working with historic masonry and lime mortar. The company has completed multiple residential and commercial projects throughout The City of Lake Forest. Bruce Brugioni Construction also previously and successfully completed historic tuck pointing for the City at Gorton Community Center. City staff and Leverett Masonry Consulting were in agreement in identifying and recommending Bruce Brugioni Construction as the lowest responsive and responsible bidder.

Below is an estimated summary of Project budget:

FY2022 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Capital Improvement Fund 311-1503-467.67-76	\$160,000	\$143,586.82	Y

**COUNCIL ACTION:** Award of Bid for the 2021 Dickinson Hall Tuck Pointing Project to the Lowest Responsive and Responsible Bidder, Bruce Brugioni Construction, in the Amount of



\$130,533.47 to include a 10% Contingency Amount of \$13,053.35 for a Grand Total of \$143,586.82

**8. Authorization for the City Manager to enter into a Professional Services Agreement with 20-10 Engineering Group and HOH Group for Facility Mechanical Engineering Services**

STAFF CONTACT: *Jim Lockfeer, Assistant to the Director of Public Works (810-3542)*

**PURPOSE AND ACTION REQUESTED:** The Public Works Committee and City staff requests City Council authorize the City Manager to enter into a Professional Services Agreement with 20-10 Engineering Group and HOH Group for facility mechanical engineering services.

**BACKGROUND/DISCUSSION:** The City of Lake Forest regularly contracts with outside service providers to perform professional mechanical engineering services for various facility projects. In an effort to improve efficiency and provide consistency on City projects, the Public Works Committee and City staff is seeking to establish an agreement that will designate two engineering firms, 20-10 Engineering Group and HOH Group., to provide professional mechanical engineering services. Either firm may be selected, however, the firm selected will depend on the firm's availability and the project type.

Professional engineering services for mechanical engineering projects will include, but are not limited to, the development of schematic design, final design and construction documents, bidding documents and bid process support, and project construction oversight. Additionally, the selected firms will be expected to collaborate with City staff in the development of a proposed project designs.

An example of a project that the City expects the approved professional mechanical engineering services firms to complete would be the design of a project related to a facility HVAC replacement. The selected firm would need to design and develop all the related replacement specifications and bidding documentation in order for the City to place the project out to bid for contractor installation services.

This RFP process was modeled after recent City Council approved RFP's for professional landscape architectural services and professional ravine engineering services. Similarly, these agreements were recommended to improve efficiency and provide consistency on City projects.

**PROJECT REVIEW/RECOMMENDATIONS:**

Reviewed	Date	Comments
Public Works Committee	9/8/2021	Reviewed and Recommended Approval

**BUDGET/FISCAL IMPACT:** On August 4, 2021 a Request for Proposals (RFP) was released by the City, published in the Lake County News Sun, and posted on the City's website. In addition, a bid opportunity announcement was emailed directly to multiple firms who provide mechanical engineering services. On August 24, 2021, three submittals were received and a

selection committee, comprised of City staff, was formed to review and evaluate the written responses based on firm experience, references/project results, and fee schedule.

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

Company Name	Fee Schedule (Hourly Rate Range)
<b>20-10 Engineering Group</b>	<b>\$85 - \$195</b>
<b>HOH Group</b>	<b>\$81 - \$175</b>
ME Engineers	\$110 - \$300

After careful consideration, 20-10 Engineering Group and HOH Group were unanimously selected by the selection committee as the successful candidates. The basis for the selection was as follows:

- 20-10 Engineering Group and HOH Group met and surpassed all qualifications outlined in the RFP.
- 20-10 Engineering Group and HOH Group have extensive experience with municipal mechanical engineering projects.
- 20-10 Engineering Group and HOH Group have presented reasonable fee schedules associated with their proposed project teams.

Below is an estimated summary of Project budget:

FY2022 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Operating Budget 101-1522-467-67-65	\$145,000	See Below	Y

The FY2022 General Fund Budget includes an annual allocation of \$145,000 for general building improvements from which some professional mechanical engineering services may be paid. Work may also be paid from other budget accounts as applicable, but any single project for which services exceed \$25,000 will be separately approved by the City Council. Work for both firms may also exceed the \$25,000 aggregate amount in a fiscal year. The agreement with 20-10 Engineering Group and HOH Group is intended to be for a period of three years, which will include the option of two additional, one year terms based on performance at the City's sole discretion.

**COUNCIL ACTION:** Authorization for the City Manager to enter into a Professional Services Agreement with 20-10 Engineering Group and HOH Group for Facility Mechanical Engineering Services

**9. Award of Bid for a Three-Year Fire Alarm Testing & Inspection Services Contract to Esscoe, LLC in the Amount of \$30,016**

STAFF CONTACT: *Jim Lockfeer, Assistant to the Director of Public Works (810-3542)*

**PURPOSE AND ACTION REQUESTED:** The Public Works Committee and City staff requests City Council award of bid for a three-year Fire Alarm Testing & Inspection Services Contract to Esscoe, LLC in the amount of \$30,016.

**BACKGROUND/DISCUSSION:** The City's annual Fire Alarm Testing & Inspection Services Program keeps over 1,500 fire alarm system devices in 31 City facilities operating efficiently by ensuring reliability, identifying any necessary repairs, and reducing operating costs. The devices serviced consist of the fire alarm panel and all attached detectors, input devices, and audio/visual units. All program testing and inspections of devices are completed in accordance with the National Fire Protection Association ("NFPA") Standard on National Fire Alarm and Signaling Code. In addition, all testing and inspection work is completed by a State of Illinois licensed Alarm Contractor Agency with personnel that have technical resources and expertise to maintain complex and large alarm systems.

**PROJECT REVIEW/RECOMMENDATIONS:**

Reviewed	Date	Comments
Public Works Committee	9/8/21	Reviewed and Recommended Approval

**BUDGET/FISCAL IMPACT:** On July 22, 2021, City staff initiated a public bidding process for Fire Alarm Testing & Inspection Program services. The bid opportunity was posted in the Lake County News Sun and was made available on the City's website. In addition, a bid opportunity announcement was emailed directly to multiple contracting firms who provide fire alarm testing & inspection services. On August 6, 2021, the public bid process closed and in total, three bids were received, as outlined below.

Company Name	3-Year Contract Total
Esscoe, LLC	\$24,210
TEC Electric Inc.	\$36,637
F.E. Moran, Inc.	\$101,060

During the public bid process, City staff issued an addendum that updated the building specifications and pricing sheet. The addendum notice was shared directly with all participating firms and was made available on the City's website. Both Tec Electric and F.E. Moran failed to use the revised specification and pricing sheet issued via the addendum and their bids were subsequently rejected due to failing to follow bidding instructions. Immediately following the opening of all sealed bids, Esscoe informed the City that they were withdrawing their bid due to an internal clerical pricing error.

On August 13, 2021, City staff again initiated a public bidding process for Fire Alarm Testing & Inspection Program services. The bid opportunity was posted in the Lake County News Sun and was made available on the City's website. In addition, a bid opportunity announcement was emailed directly to multiple contracting firms who provide fire alarm testing & inspection services. On August 27, 2021, the public bid process closed and in total, one bid was received, as outlined below.

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

Company Name	3-Year Contract Total
Esscoe, LLC	\$30,016

Esscoe has considerable experience working with municipal, commercial, educational, and healthcare fire alarm systems. Staff contacted Esscoe's fire alarm testing & inspection service references, which included Lake County government facilities and Lake Forest College. Both Lake County and Lake Forest College shared very positive experiences in working with Esscoe and explained that they provided a high level of service. Esscoe is a State of Illinois licensed Alarm Contractor Agency. Esscoe also provided staff with their fire alarm system inspection certificate template which staff found very detailed. Overall, staff was very comfortable with their submitted bid.

The contract terms are for three years, which will include the option of two additional, one-year terms, subject to contractor acceptable performance reviewed at the end of each year. Each additional contract year cannot exceed a two percent increase per year. In addition, a written request must be submitted to include documentation, justifying the need for the increase.

Below is an estimated summary of Project budget:

FY2022 - 23 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Operating Budget Multiple Accounts	\$30,016	\$30,016	Y

If awarded, Esscoe would begin program services this October.

**COUNCIL ACTION:** Award of Bid for a Three-Year Fire Alarm Testing & Inspection Services Contract to Esscoe, LLC in the Amount of \$30,016

**10. Approval of a Resolution Committing Local Funds for the 2021 Safe Routes to School Program for The City of Lake Forest Project Grant Application and the Authorization of the City Manager to Execute Related Grant Application Documents**

STAFF CONTACT: *Jim Lockfeer, Assistant to the Director of Public Works (810-3542)*

**PURPOSE AND ACTION REQUESTED:** The Public Works Committee and City staff requests approval of a Resolution committing Local Funds for the 2021 Safe Routes to School Program for The City of Lake Forest Project grant application and the authorization of the City Manager to execute related grant application documents.

**BACKGROUND/DISCUSSION:** The Illinois Safe Routes to School Program ("SRTS") is a federal program administered by the Illinois Department of Transportation ("IDOT"). The SRTS program supports projects and programs that enable and encourage walking and bicycling to and from school. The program applies to schools serving grades Kindergarten through 8th grade. All infrastructure projects must be completed within a 2-mile radius of a school.

SRTS funds are awarded competitively and any local government, school, or school district is eligible to apply. Project sponsors may receive up to eighty (80) percent reimbursement for

eligible project costs. This year, SRTS will provide \$12 million in federal funding. The deadline for application submittals is September 30, 2021 and successful application awards are anticipated to be announced in the Spring of 2022.

City staff and the Public Works Committee have identified an eligible sidewalk connection project in the Whispering Oaks Subdivision just south of Cherokee School. This project is specifically located along Longwood Drive, Morningside Drive, Grandview Avenue, and Beverly Place. Currently, the sidewalks around these blocks do not connect across intersections. Completing these sidewalk connections would meet the overall goal of the SRTS program in improving conditions for walking and biking to school. In addition, these sidewalk improvements would also improve accessibility.

In order to submit the project grant application, SRTS requires a Resolution committing local funds for the project. On **page 29** of the packet, a copy of the proposed project Resolution is included.

**PROJECT REVIEW/RECOMMENDATIONS:**

Reviewed	Date	Comments
Public Works Committee	9/8/2021	Reviewed and Recommended Approval

**BUDGET/FISCAL IMPACT:** SRTS grants provide 80% federal grant funding. The City of Lake Forest would be responsible for the 20% local agency matching funds if the project grant application is successful. Below is a prospective grant funding assessment for the project.

Project	Estimated Total Project Cost	ITEP Funding Estimate (80%)	Total Local Share Estimate (20%)	Amount Budgeted in FY2021
Whispering Oaks Sidewalk Connections	\$175,000	\$140,000	\$35,000	\$0

Approval of this Resolution affirms that the City is committed to the project and pledges to fund the required local share if grant funding were awarded. In addition, the City would agree to fund any project cost overruns. If approved, City staff intends to designate this project as grant dependent in the Fiscal Year 2023 Capital Improvement Program. If project funds are awarded, the City would need to formalize a funding agreement with IDOT. This agreement would be brought to City Council for review and approval.

**COUNCIL ACTION:** Approval of a Resolution Committing Local Funds for the 2021 Safe Routes to School Program for The City of Lake Forest Project Grant Application and the Authorization of the City Manager to Execute Related Grant Application Documents.

**11. 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:**

1535 Sage Court – The Building Review Board recommended approval of a new single family residence on a vacant lot in the Oak Knoll Woodlands Subdivision. No public testimony was presented. (Board vote: 7 - 0, approved)

1505 Sage Court – The Building Review Board recommended approval of a new single family residence on a vacant lot in the Oak Knoll Woodlands Subdivision. No public testimony was presented. (Board vote: 6 - 0, approved)

The Ordinances approving the petitions as recommended by the Building Review Board, with key exhibits attached, are included in the Council packet beginning on **page 30**. 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.

**12. 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:**

342 N. Western Avenue – The Zoning Board of Appeals recommended approval of a variance from the lot-in-depth setback to allow construction of a two car garage on the west side of the house. Two neighboring property owners testified, one in support of the petition and the other noted concerns about existing drainage issues on his property. The Board directed that the City Engineer be informed of the neighbor's concerns prior to review of the drainage and grading plan. (Board vote: 6-0 recommending approval)

2 June Terrace – The Zoning Board of Appeals recommended approval of front and side yard variances to allow various updates and limited expansion of an existing, small, nonconforming residence and replacement of a nonconforming single car garage. There was no testimony presented to the Board. The Board recognized that the small lot and the nonconforming conditions present a challenge and noted that with respect to the house, the extent of the proposed side yard encroachment aligns with the existing footprint of the house and with respect to the garage, the new garage is setback further from the property line than the existing garage. (Board vote: 5 -2 recommending approval)

293 Rose Terrace - The Zoning Board of Appeals recommended approval of front and side yard setback variances to allow the addition of an open front porch. No public testimony was presented on this petition. (Board vote: 6-0 recommending approval)

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 52**. The Ordinances, complete with all exhibits, are available for review in the Community Development Department.

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

**COUNCIL ACTION:** Approval of the twelve (12) omnibus items as presented.

6. OLD BUSINESS
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7. NEW BUSINESS
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8. ADDITIONAL ITEMS FOR DISCUSSION/ COMMENTS BY COUNCIL MEMBERS
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9. ADJOURNMENT
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A copy of the Decision Making Parameters is included beginning on **page 16** of this packet.

An instruction guide on how to participate at a City Council meeting is included beginning on **page 17**.

Office of the City Manager

September 15, 2021

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.*



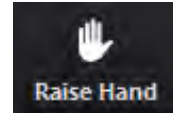
## CITY COUNCIL – REMOTE ACCESS MEETING GUIDE

### **Rules:**

- [An online guide to using Zoom is available here](#)
- Participants can join using the Zoom application, using the call in number located at the top of the agenda, or can stream the meeting live via YouTube.
- All Participants should use their real name (first and last) to identify themselves in the meeting.

### **Public Participation:**

- Please wait to be recognized by a staff member, and the Mayor prior to making your comment.
- If you would like to address your public comment to the City Council live, you can use one of two options
  - The Raise hand function via the zoom application.
    - If you are using the raise hand function, wait to be promoted to turn on your microphone to make a comment. There is a slight delay after you are promoted. You can then unmute yourself and address your comments to the City Council.
  - Calling the public comment line at 847-810-3643
    - If you are calling the public comment line, be sure to step away from your computer or TV, where you are watching the meeting, to avoid feedback.



	Device	Audio	Connection
<b>Ideal</b>	Zoom app on a desktop or Laptop	A headset with microphone	Wired connection via Ethernet
<b>Better</b>	Zoom app on a mobile phone or tablet	A headset (using built-in microphone) Using a phone to dial in	Connected Wirelessly via WiFi
<b>Okay</b>	Calling into conference line (without Zoom app)	Computer speakers (using built-in microphone) Speakerphone on phone	Connected via 4G / LTE (cellular data) Using a phone to dial in
<b>Tips</b>	Make sure your device is fully charged and you have access to Zoom on your device	When Participating, pick a quiet space to avoid any background noise	If you have to use WiFi, try to pick a workspace close to your router.

The City of Lake Forest  
CITY COUNCIL MEETING  
***Proceedings of the Monday, September 7, 2021***  
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.

**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 September 7, 2021 City Council meeting is being held remotely.

Mayor Pandaleon spoke about the recent music festival and antique car show.

**COMMENTS BY CITY MANAGER**

**A. Community Spot Light**

- **Open Lands, Susie Hoffman, Director of Education and Center for Conservation Leadership**

City Manager Jason Wicha introduced Open Lands, Director of Education, Susie Hoffman, to provide an update on their upcoming events. She provided the City Council with information on their latest events including the recent Land Blessing, Helping Hands, and their signature event, Bagpipes and Bonfire. Ms. Hoffman stated that Bagpipes and Bonfire is scheduled to take place on September 19 from 4 pm – 8 pm.

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

Members of the public can provide public comment by calling into the following number during the meeting: 847-810-3643

**COMMITTEE REPORTS**

**ITEMS FOR OMNIBUS VOTE CONSIDERATION**

1. **Approval of August 2, 2021, City Council Meeting Minutes**
2. **Approval of the Check Register for the Period of July 24 – August 27, 2021**
3. **Approval of an Amendment to the City Council Schedule of Regular Meetings Previously Adopted by the City Council for the Year 2021**

**COUNCIL ACTION: Approval of the three (3) Omnibus items as presented**

Mayor Pandaleon asked members of the Council if they would like to remove any item or take it separately.

Seeing none, he asked for a motion. Alderman Rummel made a motion to approve the three (3) Omnibus items as presented, seconded by Alderman Weber. 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.*

<b>ORDINANCES</b>
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<b>OLD BUSINESS</b>
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<b>NEW BUSINESS</b>
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1. **Consideration of an Appeal of a Decision of the Historic Preservation Commission to Deny a Certificate of Appropriateness for the Third Condominium Building in the McKinley Road Multi-Family Planned Development. (Action by Motion)**

Mayor Pandaleon made a statement providing details of the process the City Council will follow for the item presented. Specifically, Mayor Pandaleon stated that the Council would not be conducting a public hearing on this appeal as that hearing had been held by the Historic Preservation Commission. He also noted that the zoning and development approvals were not the subject of this hearing. He addressed various communications submitted by an attorney for neighboring residents, and noted that in his opinion, the City Council had jurisdiction to consider the appeal tonight.

City Attorney, Julie Tappendorf, then provided additional information regarding the appeal process. She stated that the City Council had the authority to consider an appeal of the Historic Preservation Commission's decision to deny an application for a certificate of appropriateness. She also noted that the Council had been provided with a significant amount of information and documentation relating to the Commission's hearings and proceedings. She stated that the City Code provides that the Council is to consider the same standards as the Commission but that is not the only consideration and the Council is to consider the standards in the context of the Council's other responsibilities to the City, including the responsibility to promote the public health, safety, and welfare and its fiduciary responsibilities to the City.

Director of Community Development, Catherine Czerniak, presented a brief background of the McKinley Road development. Ms. Czerniak began by providing the history of the first two Phases of the project that are completed. Additionally, she explained the timeline of this project, and the outcomes at its various levels of discussion.

The Appellant, Peter Witmer, made a presentation about its appeal, explaining the changes that were made to the proposed project to address concerns raised by the Historic Preservation Commission about the project. Mr. Witmer stated that he believe the Commission erred in denying his application when it adopted findings that were contrary to its decision, and requested the decision of the Historic Preservation Commission be overturned.

Alderman Morris provided a statement recusing himself from the proceedings of this item.

Mayor Pandaleon asked members of the City Council to provide brief preliminary comments regarding the McKinley Road development project to see where the Council stands before going to public comment.

Alderman Notz offered comments in support of overturning Historic Preservation Commission decision, including his opinion that the application satisfies the standards and that the process was thorough and fair to all parties.

Alderman Buschmann offered comments in support of upholding the Historic Preservation Commission decision. He stated that the Commission did make findings that the standards weren't met and that the Council should affirm the Commission and deny the appeal.

Alderman Rummel offered comments in support of upholding the Historic Preservation Commission decision for numerous reasons, including that the application failed to meet all of the standards and based on the Council's fiduciary responsibility.

Alderman Weber stated she was inclined to uphold the Historic Preservation Commission decision.

Alderman Karras also stated she was in favor of upholding the Historic Preservation Commission decision.

Alderman Preschlack offered comments in support of overturning Historic Preservation Commission decision. He stated his opinion that upholding the Commission does not strike the right balance. He stated six reasons for his opinion, including the potential legal liability if the City Council denied the appeal, the potential chilling effect on future development.

Alderman Goshgarian offered comments in support of overturning Historic Preservation Commission decision. He stated his opinion that the standards were met and that the Commission erred in denying the application.

Mayor Pandaleon opened public comment.

Robert Grabemann, Attorney for the Neighbors, provided comments to the City Council on behalf of the residents in the historic district. He stated that the appeal is based on a misrepresentation of the Commission hearing and that Commission members stated that certain standards were not met. He asked the Council to uphold the HPC decision.

Regina Lind offered comments to the City Council including her opinion that the north façade is not compatible.

Tim Downey offered comments to the City Council including his opinion that the application did not meet the standards and that there would be litigation either way.

Mark Pasquesi offered comments to the City Council including that upholding the Commission would chill future development and be a setback for Lake Forest and asked the Council to overturn the Commission.

Susan Athenson offered comments to the City Council in her role as President of the Lake Forest Preservation Foundation. She asked the Council to uphold the Commission and stated her opinion that the application failed standards 1, 8, 10, 14, 2-6, 8, 9, and 11 and that it is not visually compatible.

Tom Prarie offered comments to the City Council, including that he had submitted a letter to the Council. He expressed his opinion that the rooftop use was a problem and asked the Council to uphold the Commission.

Leslie Lardino offered comments to the City Council, stating that she was not opposed to a building but that the proposed building does not fit and the scale and brick do not match the houses in the area.

Tom Swarthout offered comments to the City Council, including his agreement with Alderman Preschlak and provided examples of previous developments that had opposition. He stated his opinion that the decision to deny the project was a big disappointment to him and most of Lake Forest.

Reed Dailey offered comments to the City Council including his opinion that the project would impact his home and a condo project was not a transition to the neighborhood

Stephanie Capparelli offered comments to the City Council, including her opinion that the building was not visually compatible and she appreciated the Commission's decision to deny the project.

Jeff Torosian offered comments to the City Council including that the Commission's decision was not close and that the Council should listen to the Commission.

Arthur Miller offered comments to the City Council including that he supported the Commission's decision.

Patrick Corsiglia offered comments to the City Council, stating that when he purchased a unit in a neighboring building he knew there would be a third building and that the City should live up to its commitment to the developer.

Bud Angelus offered comments to the City Council including that the proposed rooftop use caused problems with residents.

Tom Sweeny offered comments to the City Council including that the City's treatment of residents is unjust and nobody wants to live in Lake Forest.

James Sharron offered comments to the City Council, including his opinion that the City should protect single family homes.

Mayor Pandaleon then provided an opportunity to the Appellant to respond to public comments.

Mr. Witmer asked about a statement made regarding potential conflicts of interest. Attorney Tappendorf responded that she was aware of no conflict of interest that would preclude an Alderman from voting on this appeal.

Following public comment, Mayor Pandaleon asked the Council if they had additional remarks.

Alderman Buschmann provided his opinions as to the proposed development. He then stated his disagreement with the Appellant's claim in its appeal that the HPC found all relevant 17 criteria were met, stating that based on the record and HPC's deliberations, the HPC had determined several specific standards were not met. He suggested a remand to the HPC if the Council felt the HPC's real intentions were not clear. Otherwise he asked for the opportunity at the appropriate time to make a motion to deny Petitioner's appeal and affirm the HPC's decision to deny a Certificate of Appropriates for three reasons. First, he stated his opinion that the basis of the appeal is faulty and without merit. Second, he stated that a review of the

record confirms that several relevant standards are not met, including the reasons stated in a communication from the Lake Forest Preservation Foundation dated 9-1-21. And third, he stated that the Council's broader responsibility for the welfare of its citizens and its fiduciary responsibility justifies denial. Alderman Goshgarian provided comments regarding the completion of the project, and the Historic Preservation Commission meeting minutes. He also discussed the existing zoning of the property and the PUD approval, and that development should be considered as a whole.

Alderman Weber provided comments regarding the architectural aspects of the project. She stated that she is in favor of multi-family but wants the building redesigned to be a better transition and had hoped the Commission would have approved a better project.

Alderman Karras provided comments regarding development in the historic district and discussed 4 factors, including the responsibility to all Lake Forest residents, the Commission finding that 5 standards were not met, the Council following Commission decisions, and that it would be bad precedent to overturn the Commission.

Alderman Rummel provided additional comments regarding the Historic Preservation Commissions decision and how it relates to the 17 standards of appropriateness. She stated that an application only needs to fail one standard to justify a denial. She stated that standards 1, 8, 2, 6, 7, 10, 4, 11, and 14 were not met. She stated that many of these were discussed during the Commission hearings, and she referenced building height compatibility, roof shapes, building massing, entrance porch, building materials, architectural style as standards that were not met. She stated that the City Code allows the Council to consider its fiduciary responsibility, as well as the health, safety, and welfare. She stated that the Council should listen to the Commission, Preservation Foundation, and residents, reject the applicant's and staff's findings, and uphold the Commission.

**COUNCIL ACTION: Options for Council action are offered below in the form of possible motions. Any of these require a motion and a second along with a roll call vote.**

1. **Deny the appeal and uphold the Historic Preservation Commission's decision to deny a Certificate of Appropriateness for the third condominium in the McKinley Road Multi-Family Planned Development.**

**OR**

2. **Grant the appeal and overturn the Historic Preservation Commission's decision.**

**OR**

3. **Remand the matter to the Historic Preservation Commission for further consideration, public testimony and action.**

Mayor Pandaleon asked if members had any questions of the petitioner. Seeing none he asked for a motion.

Mayor Pandaleon asked the City Attorney to clarify what a particular vote on a motion means prior to the City Council voting.

Alderman Buschmann asked for assistance from the City Attorney in framing a motion based on option 1. He then made a motion to deny the appeal and uphold the Historic Preservation Commission's decision to deny a Certificate of Appropriateness for the third condominium in the McKinley Road Multi-Family Planned Development. He based his motion on the three grounds he had noted earlier, as well as the statements and findings presented by Aldermen Rummel, Weber and Karras, statements made by certain Commissioners at the July 12, 2021 hearing of the Historic Preservation Commission, as well as other

evidence supporting the Commission's decision and the finding that the appeal is without merit and the application did not meet the applicable standards to justify a certificate of appropriateness. Seconded by Alderman Rummel.

The City Attorney explained that a yes vote means that an Alderman agrees with the HPC decision to deny the application and a no vote means an Alderman does not agree with the HPC decision to deny the application.

The following voted "Aye": Alderman Karras, Rummel, Buschmann and Weber. The following voted "Nay": Alderman, Notz, Preschlack and Goshgarian. The following Abstained: Alderman Morris. 4-Ayes, 3-Nays, 1-Abstention. The motion to deny the appeal and uphold the Historic Preservation Commission's denial carried.

<b>ADDITIONAL ITEMS FOR COUNCIL DISCUSSION/COMMENTS BY COUNCIL MEMBERS</b>
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<b>ADJOURNMENT</b>
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There being no further business Mayor Pandaleon asked for a motion. Alderman Rummel made a motion to adjourn, seconded by Alderman Weber. Motion carried unanimously by voice vote at 9:23 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.*

STATE OF ILLINOIS       )  
                                      ) SS  
COUNTY OF LAKE        )

**NOTIFICATION OF SALE OF  
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2021**

To:     City Council of the City of Lake Forest, Lake County, Illinois

      Please be advised that responsive to authority contained in an ordinance adopted by the City Council (the “*Council*”) of the City of Lake Forest, Lake County, Illinois (the “*City*”), on the 2nd day of August, 2021, and being entitled:

AN ORDINANCE providing for the issuance of not to exceed \$8,500,000 General Obligation Refunding Bonds, Series 2021, of the City of Lake Forest, Lake County, Illinois, for the purpose of refunding certain outstanding general obligation bonds of said City, providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on said bonds, authorizing and directing the execution of an escrow agreement in connection with the issuance of said bonds, and authorizing the sale of said bonds to the winning bidder thereof.

(the “*Bond Ordinance*”), a contract for the purchase of \$7,590,000 General Obligation Refunding Bonds, Series 2021 (the “*Bonds*”), of the City was awarded by the undersigned Mayor and Director of Finance of the City, as the “Designated Representatives” of the City under the Bond Ordinance, on the date hereof to the purchaser thereof, namely, Northland Securities, Inc., Minneapolis, Minnesota, at a price of \$8,076,981.11, being in the aggregate not less than 96% of the principal amount of the Bonds. The Purchaser was the best bidder for the Bonds at a competitive sale conducted by Speer Financial, Inc., Chicago, Illinois.

      The Bonds shall be dated September 15, 2021, and shall become due and payable serially (subject to prior redemption as hereinafter stated) on December 15 of the years, in the amounts and bearing interest at the rate per annum as follows:



YEAR OF MATURITY	PRINCIPAL AMOUNT	RATE OF INTEREST
2029	\$5,010,000	2.00%
2030	820,000	2.00%
2031	890,000	2.00%
2032	870,000	2.00%

The first interest payment date on the Bonds shall be June 15, 2022.

The Bonds maturing on December 15, 2029, shall be subject to mandatory redemption, in integral multiples of \$5,000 selected by lot by the Bond Registrar (as defined in the Bond Ordinance), at a redemption price of par plus any accrued interest to the redemption date, on December 15 of the years and in the principal amounts as follows:

YEAR	PRINCIPAL AMOUNT
2022	\$545,000
2023	590,000
2024	600,000
2025	615,000
2026	615,000
2027	625,000
2028	705,000
2029	715,000 (stated maturity)

The Bonds maturing on and after December 15, 2030, shall be subject to redemption prior to maturity at the option of the City as a whole, or in part in integral multiples of \$5,000 in any order of their maturity as determined by the City (less than all of the Bonds of a single maturity to be selected by the Bond Registrar), on December 15, 2029, and on any date thereafter, at a redemption price of par plus any accrued interest to the redemption date.

Please be further advised that the undersigned do hereby find and determine that the Bonds have been sold at such price and bear interest at such rates that either the true interest cost (yield) or the net interest rate received upon the sale of the Bonds does not exceed 2.00% per annum, that the present value debt service savings to the City as a result of the issuance of the Bonds and the

refunding of the Refunded Bonds (as defined in the Bond Ordinance) is not less than 5.00% of the principal amount of the Refunded Bonds, and that no person holding any office of the City, either by election or appointment, is in any manner financially interested directly in his or her own name or indirectly in the name of any other person, association, trust or corporation, in the contract for the purchase and sale of the Bonds.

Please be further advised that Section 10 of the Bond Ordinance provides for a direct annual tax in and for each of the years 2021 to 2031, inclusive, to pay the interest on the Bonds promptly when and as the same falls due and to pay and discharge the principal thereof at maturity. Please be further advised that the Bonds were sold on terms resulting in a final schedule of taxes levied, to be abated and to be extended as follows:

YEAR OF LEVY	TAX LEVIED IN BOND ORDINANCE (\$)	TAX TO BE ABATED (\$)	TAX TO BE EXTENDED SUFFICIENT TO PRODUCE (\$)
2021	1,600,000	865,250	734,750
2022	1,600,000	869,100	730,900
2023	1,600,000	870,900	729,100
2024	1,600,000	867,900	732,100
2025	1,600,000	880,200	719,800
2026	1,600,000	882,500	717,500
2027	1,600,000	815,000	785,000
2028	1,600,000	819,100	780,900
2029	1,600,000	728,400	871,600
2030	1,600,000	674,800	925,200
2031	1,600,000	712,600	887,400

Please be further aware that the Refunded Bonds are further described as set forth on *Schedule I* hereto and that the redemption date for the Refunded Bonds is December 15, 2021.

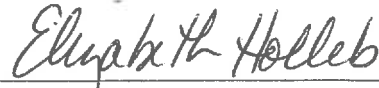
It is hereby found and determined that all of the provisions of the Bond Ordinance related to this Bond Notification have been fully and completely satisfied in all respects whatsoever.

Finally please be advised that this Bond Notification shall be entered into the records of the City and made available to all members of the Council at the next regular meeting thereof.

Respectfully submitted this 19th day of August, 2021.



Mayor



Director of Finance

**ACKNOWLEDGMENT OF FILING**

Filed in the office of the City Clerk of the City of Lake Forest, Lake County, Illinois, this  
19th day of August, 2021.



City Clerk

## SCHEDULE I

### REFUNDED BONDS

#### \$8,020,000 General Obligation Refunding Bonds, Series 2013

<u>Maturities</u>	<u>Outstanding Amount</u>	<u>Amount Refunded</u>	<u>Redemption Price</u>	<u>Redemption Date</u>
12/15/2021 .....	\$ 435,000	\$ 0	N/A	N/A
12/15/2022 .....	440,000	440,000	100.00%	12/15/21
12/15/2023 .....	450,000	450,000	100.00%	12/15/21
12/15/2024 .....	460,000	460,000	100.00%	12/15/21
12/15/2025 .....	475,000	475,000	100.00%	12/15/21
12/15/2026 .....	480,000	480,000	100.00%	12/15/21
12/15/2027 .....	495,000	495,000	100.00%	12/15/21
12/15/2028 .....	930,000	930,000	100.00%	12/15/21
12/15/2029 .....	960,000	960,000	100.00%	12/15/21
12/15/2030 .....	1,085,000	1,085,000	100.00%	12/15/21
12/15/2031 .....	1,120,000	1,120,000	100.00%	12/15/21
12/15/2032 .....	<u>1,125,000</u>	<u>1,125,000</u>	100.00%	12/15/21
Total .....	<u>\$8,455,000</u>	<u>\$8,020,000</u>		

**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 and connect sidewalks in the Whisper Oaks Subdivision located south of Cherokee School to improve student walkability and bikeability conditions;

**WHEREAS**, a Safe Routes to Schools (SRTS) Grant will fund 80% of the construction for the project with 20% to be paid for with local funds;

**WHEREAS**, the CITY does hereby commit funds in the amount of \$35,000 to cover its share of the 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 \$35,000 plus any project cost overruns.

**ADOPTED** this 20<sup>th</sup> day of September, 2021 pursuant to a roll call vote as follows:

**AYES:**

**NAYS:**

**ABSENT:**

**APPROVED** by me this 20<sup>th</sup> day of September, 2021.

\_\_\_\_\_  
Mayor

**ATTEST:**

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

Area of Request  
1535 Sage Court



THE CITY OF LAKE FOREST

ORDINANCE NO. 2021- \_\_\_\_

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE  
PROPERTY LOCATED AT 1535 SAGE COURT

**WHEREAS**, Fidelity WES of Oak Knoll, LLC (Mike DeMar) ("**Owner**") is the owner of that certain real property commonly known as 1535 Sage Court, Lake Forest, Illinois and legally described in **Exhibit A**, attached hereto ("**Property**"); and

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

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

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

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

**WHEREAS**, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on July 7, 2021; and

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

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

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

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

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

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

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

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

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



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

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

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

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

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

PASSED THIS \_\_ DAY OF \_\_\_\_\_, 2021.

AYES: (    )

NAYS: (    )

ABSENT: (    )

ABSTAIN: (    )

PASSED THIS \_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor

ATTEST:

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

GROUP EXHIBIT B

LANDSCAPE  
DEVELOPMENT PLAN

FIDELITY WES  
RESIDENCE

1535 SAGE COURT  
LAKE FOREST, IL

The Plans

④ SAGE COURT

10' PUBLIC UTILITY EASEMENT

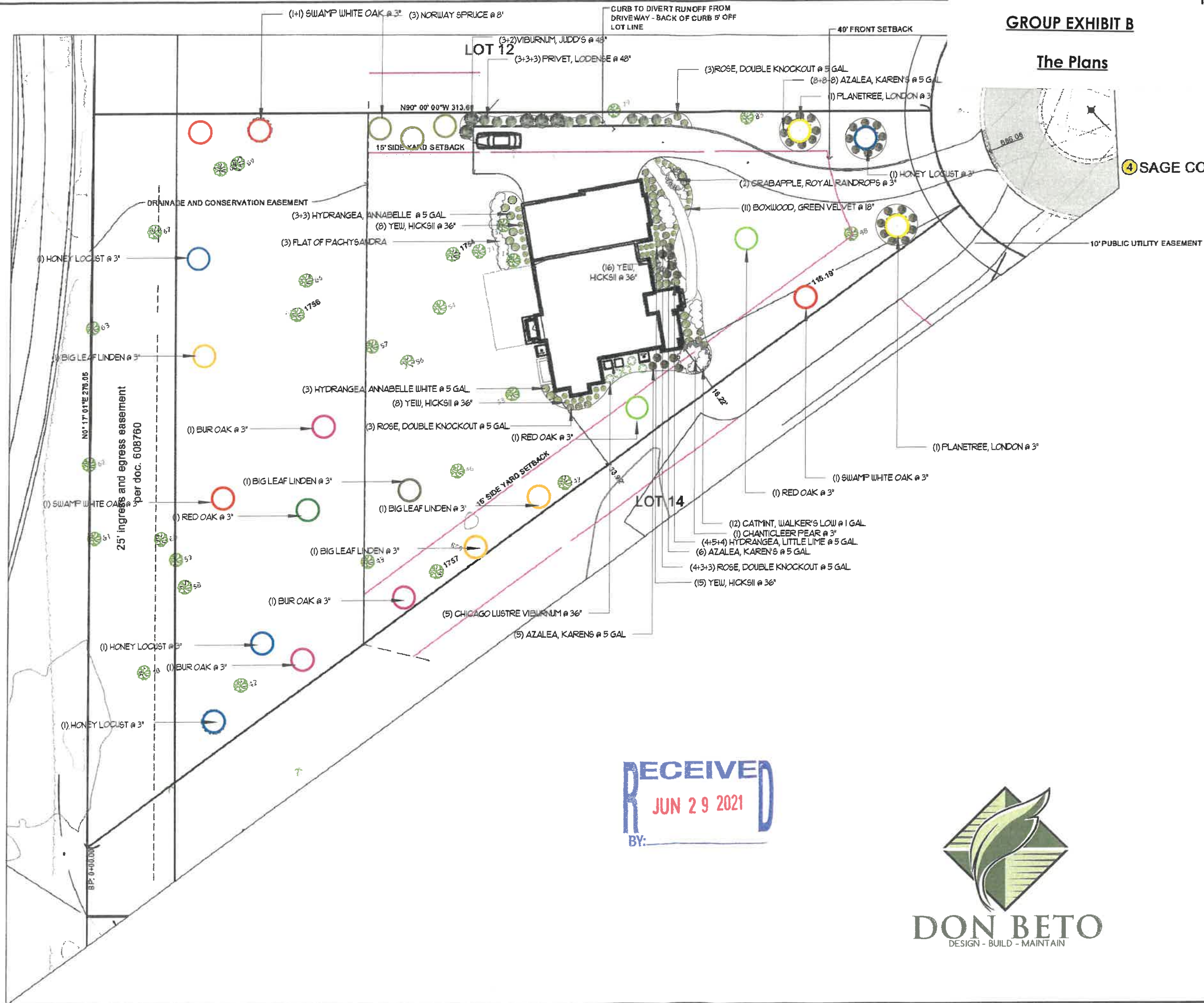
SCALE: 1/16" = 1'

DATE: JUNE 28, 2021  
PAGE 3 OF 3



DON BETO  
DESIGN - BUILD - MAINTAIN

RECEIVED  
JUN 29 2021  
BY: \_\_\_\_\_





GROUP EXHIBIT B

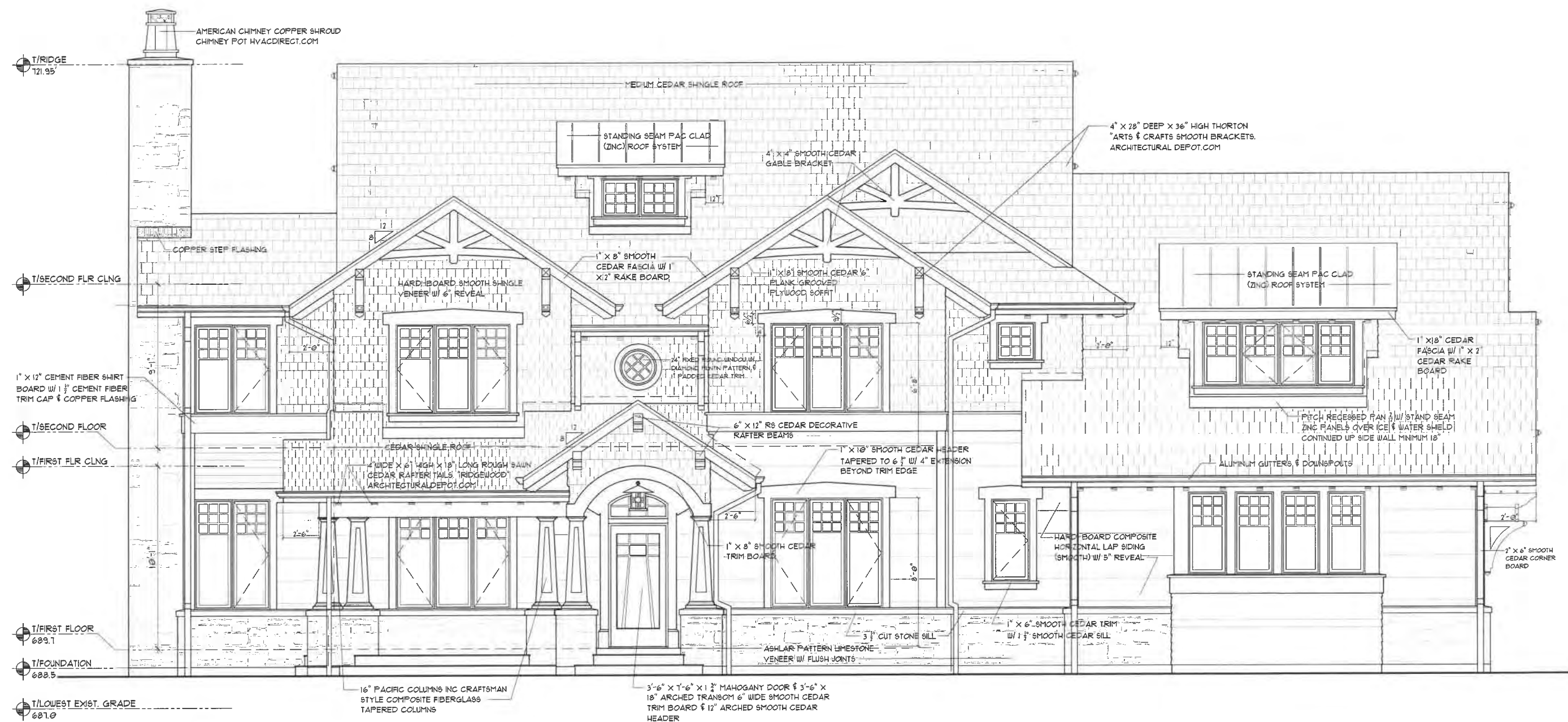
The Plans





GROUP EXHIBIT B

The Plans



1 FRONT ELEVATION

Scale: 3/8"=1'-0"

July 23, 2021

THE HECKENBACH RESIDENCE  
LOT 13 SAGE COURT  
LAKE FOREST, ILLINOIS

RM  
SWANSON  
ARCHITECTS  
11418 E MISSION LN.  
SCOTTSDALE, ARIZONA 847 757-3975  
rick@rmswanson.com



The Plans



4 LEFT SIDE ELEVATION

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

June 30, 2021

THE HECKENBACH RESIDENCE

LOT 13 SAGE COURT  
LAKE FOREST, ILLINOIS

RM  
**SWANSON**  
ARCHITECTS  
11418 E MISSION LN. 847.757-2975  
SCOTTSDALE, ARIZONA rick@rmwswanson.com



The Plans



3 REAR ELEVATION

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

June 30, 2021

THE HECKENBACH RESIDENCE

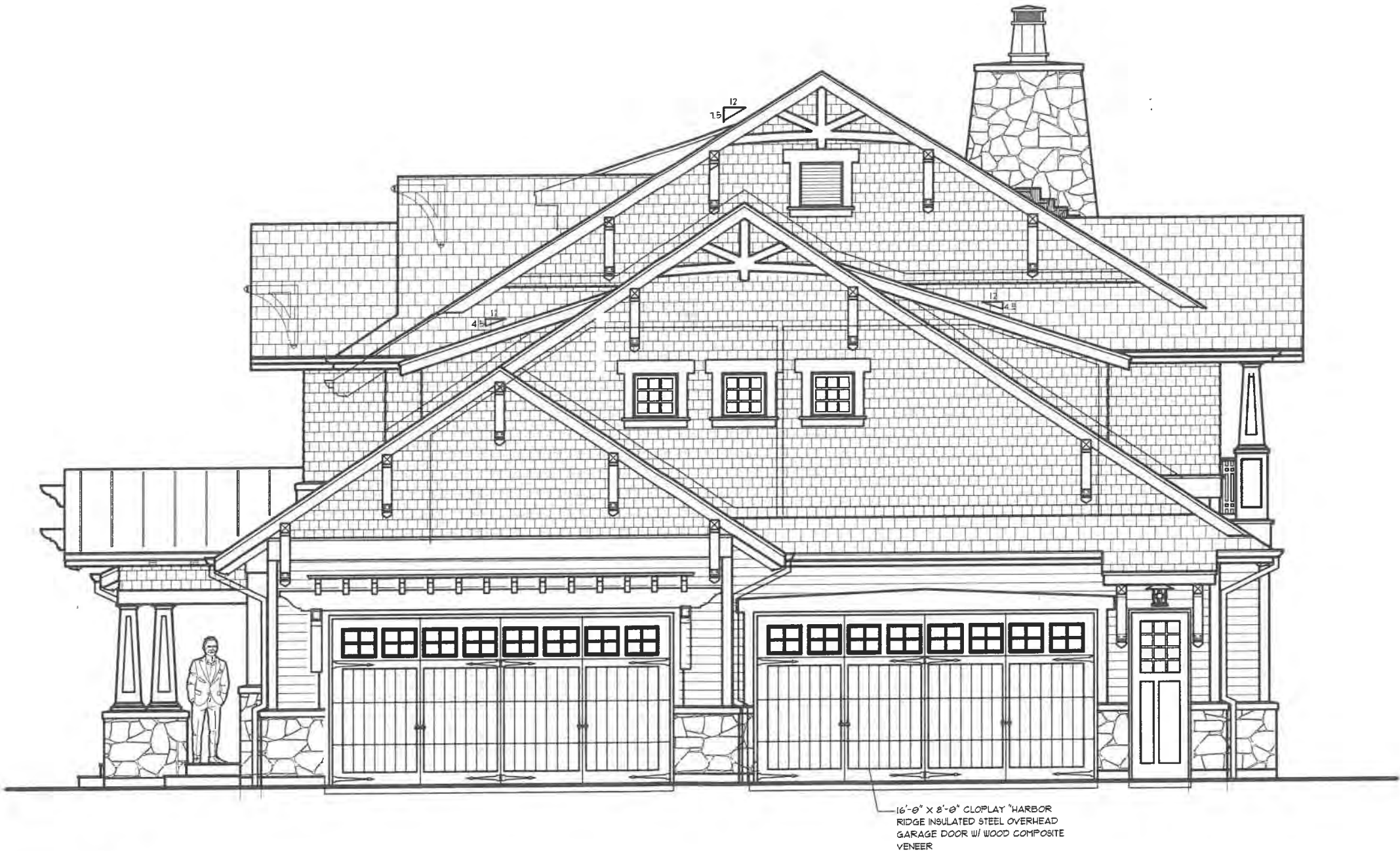
LOT 13 SAGE COURT  
LAKE FOREST, ILLINOIS

RM  
SWANSON  
ARCHITECTS  
11418 E. MISSION LN. 847.757-3975  
SCOTTSDALE, ARIZONA rick@rmswanson.com



GROUP EXHIBIT B

The Plans



2 RIGHT SIDE ELEVATION

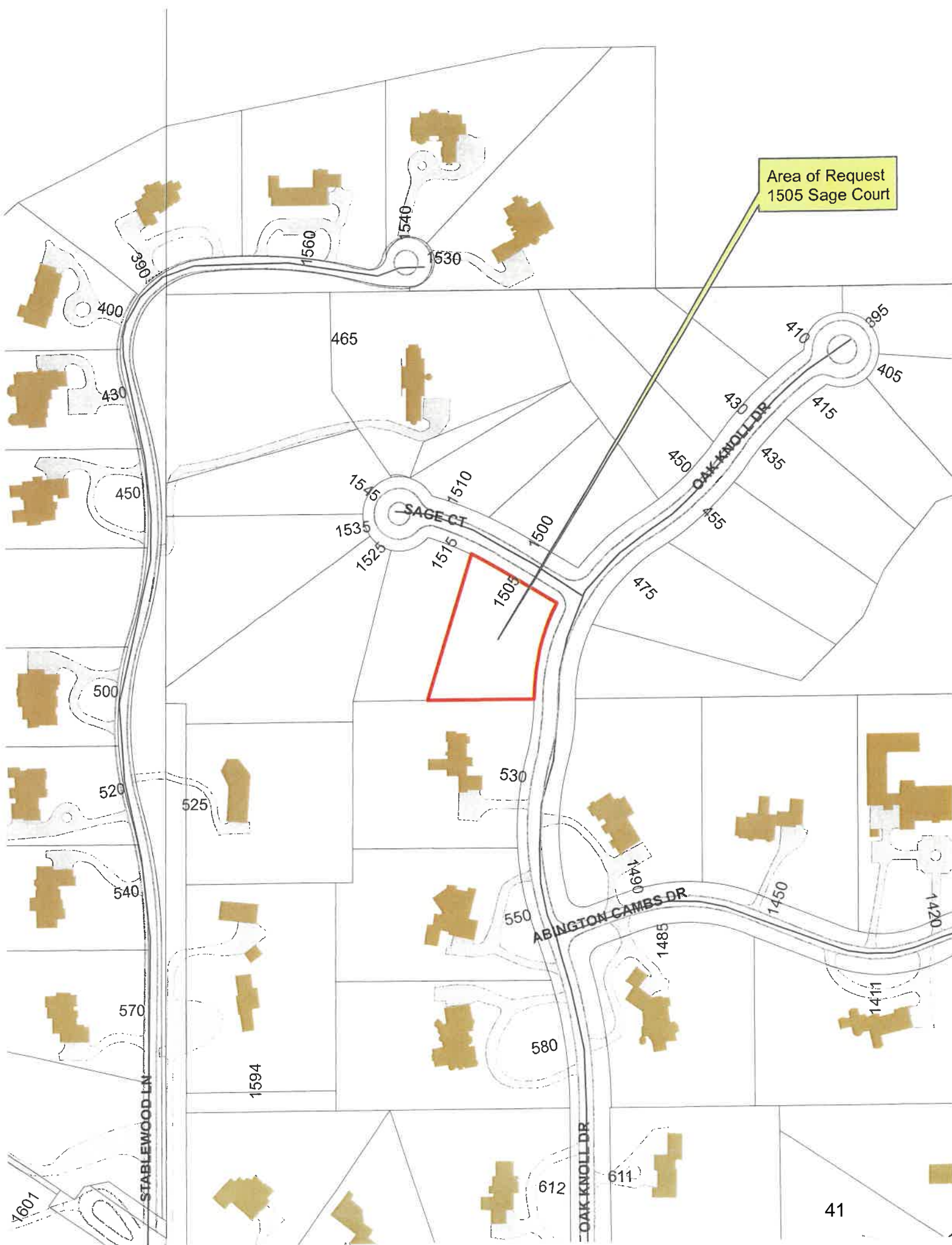
Scale: 3/16"=1'-0"

June 30, 2021

THE HECKENBACH RESIDENCE  
LOT 13 SAGE COURT  
LAKE FOREST, ILLINOIS

RM  
**SWANSON**  
ARCHITECTS  
13418 E MISSION LN. 847 757-3975  
SCOTTSDALE, ARIZONA rick@rmswanson.com





Area of Request  
1505 Sage Court

THE CITY OF LAKE FOREST

ORDINANCE NO. 2021- \_\_\_\_

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE  
PROPERTY LOCATED AT 1505 SAGE COURT

**WHEREAS**, Fidelity WES of Oak Knoll, LLC (Mike DeMar) ("**Owner**") is the owner of that certain real property commonly known as 1505 Sage Court, Lake Forest, Illinois and legally described in **Exhibit A**, attached hereto ("**Property**"); and

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

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

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

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

**WHEREAS**, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on August 19, 2021; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED THIS \_\_ DAY OF \_\_\_\_\_, 2021.

AYES: (    )

NAYS: (    )

ABSENT: (    )

ABSTAIN: (    )

PASSED THIS \_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor

ATTEST:

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



GROUP EXHIBIT B

The Plans

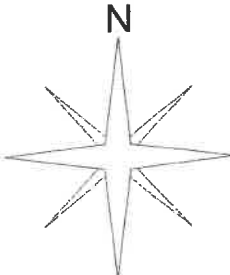
PRELIMINARY LANDSCAPE PLAN

FIDELITY WES  
RESIDENCE

1505 SAGE COURT  
LAKE FOREST, IL

- (3) NORWAY SPRUCE @ 8'
- (7) PLANETREE, LONDON @ 3"
- (6) RED OAK, @ 3"
- (3) BUR OAK @ 3"
- (6) BIG LEAF LINDEN @ 3"
- (2) REDBUD, EASTERN @ 2.5"

Quantity	Common Name	Botanical Name	Size	
6	Aster, Wood's Pink	Aster Dumosus 'Wood's Pink'	1 gal.	
10	Astilbe, Visions in Pink	Astilbe Arendsil	1 gal.	
11	Daylily 'Stella c Oro'	Hemerocallis Stella d'Oro	1 gal.	
28	Catmint, Walker's Low	Nepeta x Faassenii 'Walker's Low'	1 gal.	
9	Allium, Summer Beauty	Allium lusitanicum 'Summer Beau'	1 gal.	
13	Liriope	Liriope Spicata	1 gal.	
3	Salvia, Blue May Night	Salvia 'May Night'	1 gal.	
4	Burning Bush	Euonymus Alata	36"	
13	Hydrangea, Limelight	Hydrangea Paniculata	5 gal.	
18	Hydrangea, Anabelle	Hydrangea arborescens 'Anabelle'	5 gal.	
12	Azalea, Karens	Azalea x Karen	5 gal.	
9	Privet, Common	Ligustrum vulgare 'Common'	36"	
3	Hydrangea, Little Lamb Tree	Hydrangea Paniculata 'Little Lamb'	10 gal.	
1	Dwarf Korean Lilac - Tree Form		48"	
16	Rose, Double Knockout	Rose, Radkopink	5 gal.	
5	Yew, Hicksii	Taxus 'Hicksii'	36"	
29	Boxwood, Green Velvet	Buxus X 'Green Velvet'	12"	
7	Plane Tree, London	Platanus X Acerifolia	3"	21
6	Red Oak	Quercus Coccinea	3"	18
3	Bur Oak	Quercus Macrocarpa	3"	9
6	Big Leaf Linden	Quercus Bicolor	3"	18
2	Eastern Redbud	Cercis Canadensis	2.5"	
12	Arborvitae, Western Red Cedar	Thuja Plicata	8'	9
11	Norway Spruce	Picea Abies	8'	75



SCALE: 1"=20"  
PAGE 2 OF 2



DON BETO  
DESIGN - BUILD - MAINTAIN



GREEN GIANT ARBORVITAE HEDGE FOR PRIVACY OF GARAGE DOORS



TECHO BLOC OCEAN GRANDE BEIGE CREAM



Tag No.	LOT NUMBER	Common Name	Botanical Name	Size	Cond.	Form	Replace?	Heritage?	Indies
12	15	Silver Maple	Acer saccharinum	31	3	3			
14	16	Silver Maple	Acer saccharinum	36	4	3			
15	16	Silver Maple	Acer saccharinum	28	3	3			
1769	16	Crabapple	Malus spp.	12	3	3			
Trees to be Removed as Part of Construction									
Tag No.	LOT NUMBER	Common Name	Botanical Name	Size	Cond.	Form	Replace?	Heritage?	Indies
13	16	Green Ash	Fraxinus pennsylvanica	12	6	3	N	N	0
16	16	Green Ash	Fraxinus pennsylvanica	11	6	3	N	N	0
17	16	Green Ash	Fraxinus pennsylvanica	9	6	4	N	N	0
18	16	Green Ash	Fraxinus pennsylvanica	10	6	4	N	N	0
19	16	Green Ash	Fraxinus pennsylvanica	10	6	5	N	N	0
112	16	Cottonwood	Populus deltoides	16	3	3	Y	N	16
113	16	Silver Maple	Acer saccharinum	23	3	3	Y	Y	46
1770	16	Black Walnut	Juglans nigra	7.8	3	4	Y	N	7.8

Tree Inventory Listing  
Prepared by Urban Forest Management, Inc.  
5/7/2021



PROPOSED HARDSCAPE MATERIAL: TECHO BLOC OCEAN GRANDE BEIGE CREAM SLAB



The Plans





GROUP EXHIBIT B

The Plans



THE RODRIGUEZ & SCHLACHER RESIDENCE  
 LOT 16 OAK KNOLL DR.  
 LAKE FOREST, ILLINOIS



The Plans



2 LEFT SIDE ELEVATION

3/16" = 1'-0"

THE RODRIGUEZ & SCHLACHER RESIDENCE

LOT 16 OAK KNOLL DR.  
LAKE FOREST, ILLINOIS

June 25, 2021

**RM**  
**SWANSON**  
ARCHITECTS  
11418 E MISSION LN. 847.757-3975  
SCOTTSDALE, ARIZONA rick@rmawanson.com

The Plans



3 REAR ELEVATION

3/16" = 1'-0"

THE RODRIGUEZ & SCHLACHER RESIDENCE  
LOT 16 OAK KNOLL DR.  
LAKE FOREST, ILLINOIS

June 25, 2021

RM  
**SWANSON**  
ARCHITECTS  
11418 E MISSION LN. 547.757-3975  
SCOTTSDALE, ARIZONA rick@rmswanson.com



The Plans



4 RIGHT SIDE ELEVATION

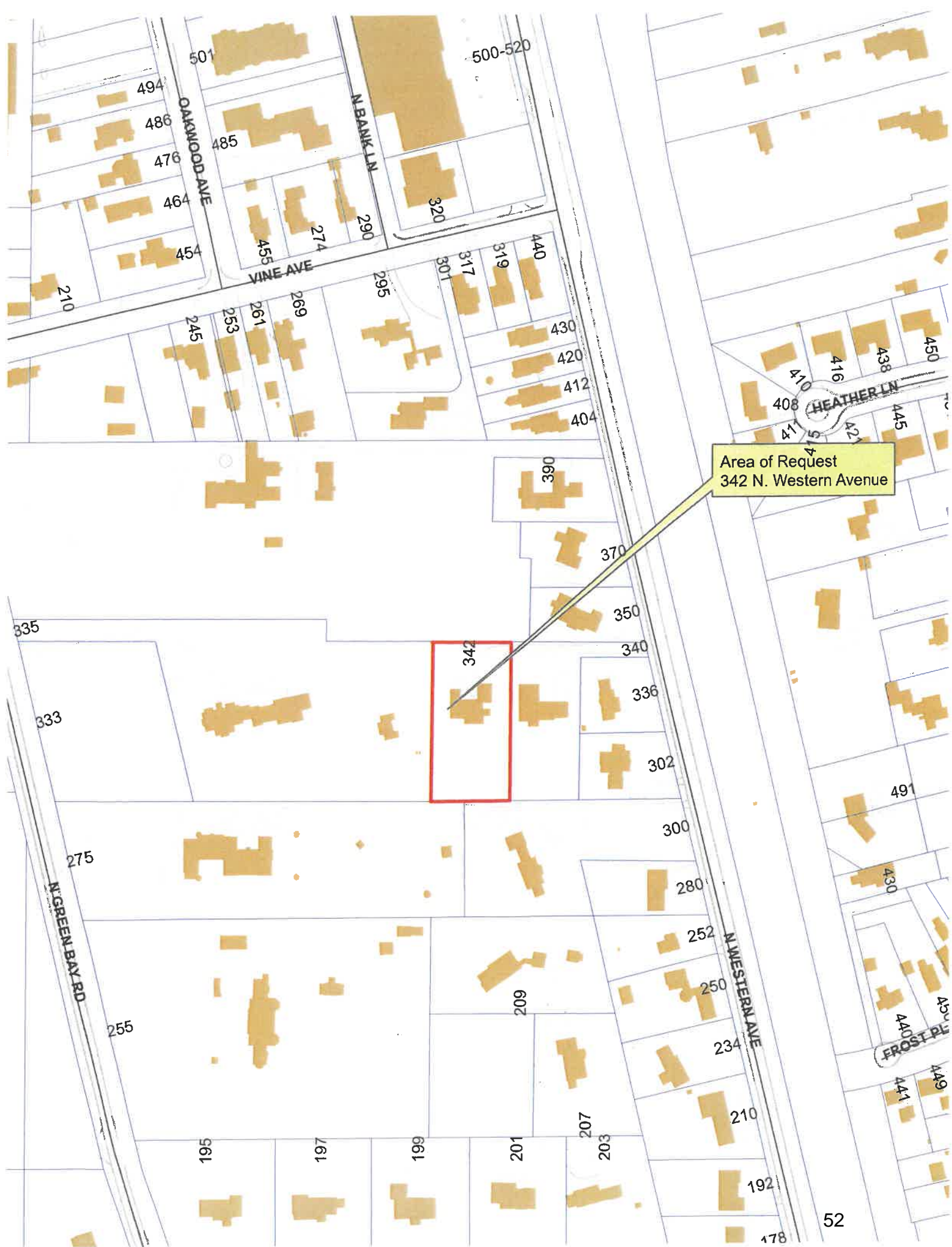
3/16" = 1'-0"

June 25, 2021

THE RODRIGUEZ & SCHLACHER RESIDENCE

LOT 16 OAK KNOLL DR.  
LAKE FOREST, ILLINOIS

**RM**  
**SWANSON**  
ARCHITECTS  
11418 E MISSION LN. 847.757-3975  
SCOTTSDALE, ARIZONA rick@rmswanson.com



THE CITY OF LAKE FOREST

ORDINANCE NO. 2021-\_\_

AN ORDINANCE GRANTING A VARIANCE FROM THE LOT-IN-DEPTH SETBACK REQUIREMENTS FOR PROPERTY LOCATED AT 342 N. WESTERN AVENUE

**WHEREAS**, Michael and Franca Giannelli ("**Owners**") are the owners of that certain real property commonly known as 342 N. Western Avenue, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

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

**WHEREAS**, on July 19, 2021, the City Council approved an Ordinance granting a variance from lot-in-depth setbacks for an addition and subsequent to that approval, the Owners made modifications to the plans necessitating further review by the Zoning board of Appeals; and

**WHEREAS**, the Owners presented revised plans to the Zoning Board of Appeals on August 23, 2021 reflecting small increases in the roof height and footprint of the addition within the required lot-in-depth setback ("**Improvements**") as depicted on the site plans attached hereto as Group Exhibit B ("**Plans**"); and

**WHEREAS**, pursuant to notice duly published, the ZBA reviewed and evaluated the revised Plans at a public hearing held on August 23, 2021; and

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

1. The requested lot-in-depth setback variance will not alter the essential character of the neighborhood. The proposed addition is sited away from the living spaces of the neighboring properties and is single story in design. There is an existing fence along the west property line.
2. The factors upon which a petition for a variance are based are generally unique to the property for which the variance is sought and are generally not applicable to other property with the same zoning classification. This property is a lot in depth, the subdivision was approved prior to the current zoning requirements which has created a nonconforming and unique condition.
3. The hardship in conforming to the required setback is the fact that the house was constructed prior to the adoption of the lot-in-depth setback

regulations. The change in the Zoning Code requirements as they pertain to lots in depth was not the result of actions by the current or any former owner of the property and limit the owners' ability to update and enhance the livability of the property.

4. The variance will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or significantly diminish property values. The proposed addition is single story in design and is located away from structures on neighboring properties.

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

**WHEREAS**, the Mayor and City Council, having considered 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 variance subject to the terms and conditions hereinafter set forth;

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

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

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

**SECTION THREE: Zoning Setback Variance Granted.** Based on the findings presented above, the City Council does hereby grant approval of the requested variance to allow a two story addition to be constructed no closer than 14 feet 11 inches to the 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 Owner will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Staging, Parking and Storage. Prior to the issuance of building permits, a plan for staging and storage of construction and demolition materials and a plan for parking construction vehicles shall be submitted and will be subject to City review and approval.
- E. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans which detail the porch as an open, rather than an enclosed, element.
- F. Fees and Costs. The Owner shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owners shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

**SECTION FIVE: Effective Date.** This Ordinance supersedes Ordinance 2021 – 049 and 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 \_\_\_\_\_, 2021.

AYES: (    )

NAYS: (    )

ABSENT: (    )

ABSTAIN: (    )

PASSED THIS \_\_ DAY OF \_\_\_\_\_, 2021.

---

Mayor

ATTEST:

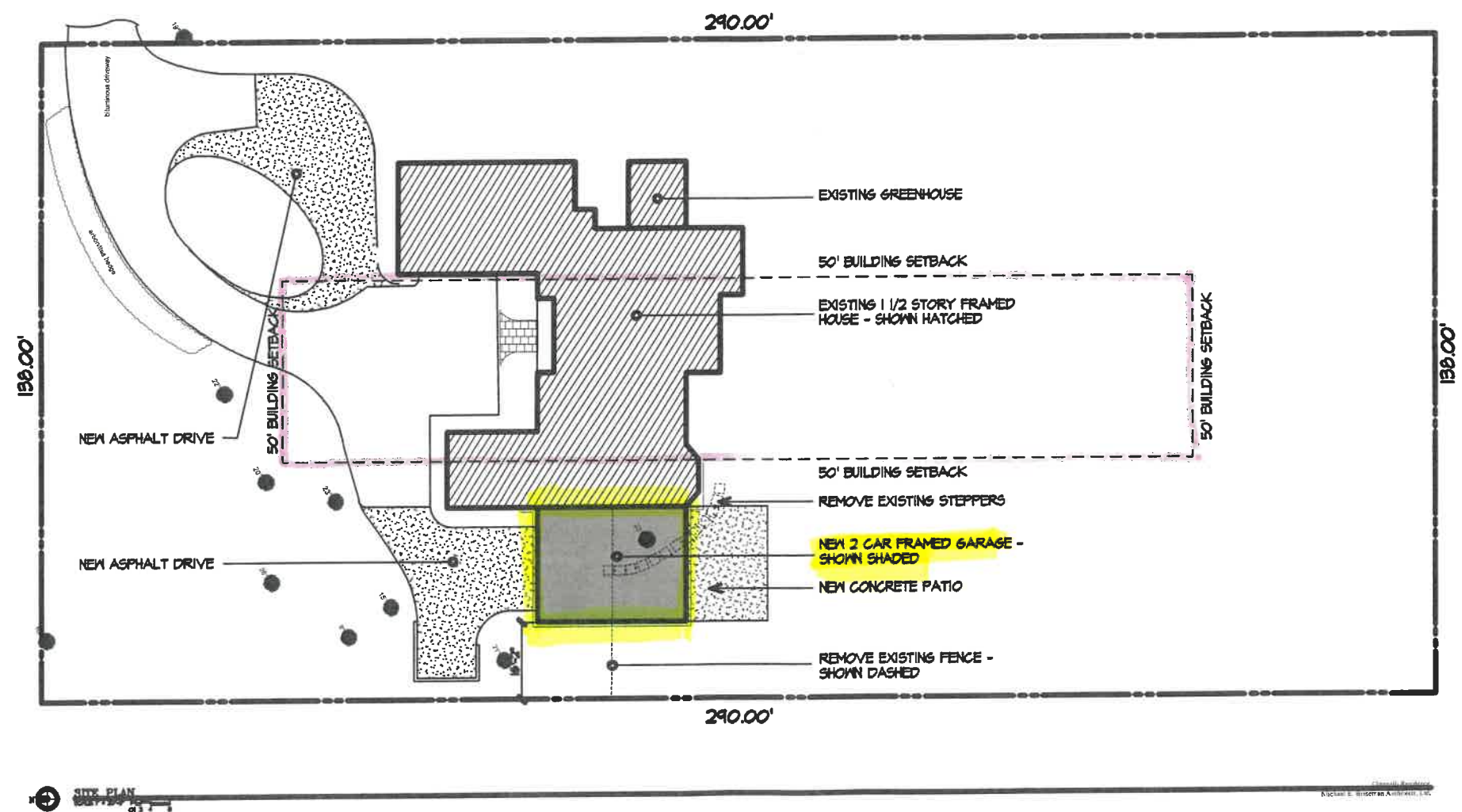
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City Clerk



GROUP EXHIBIT B

The Plans



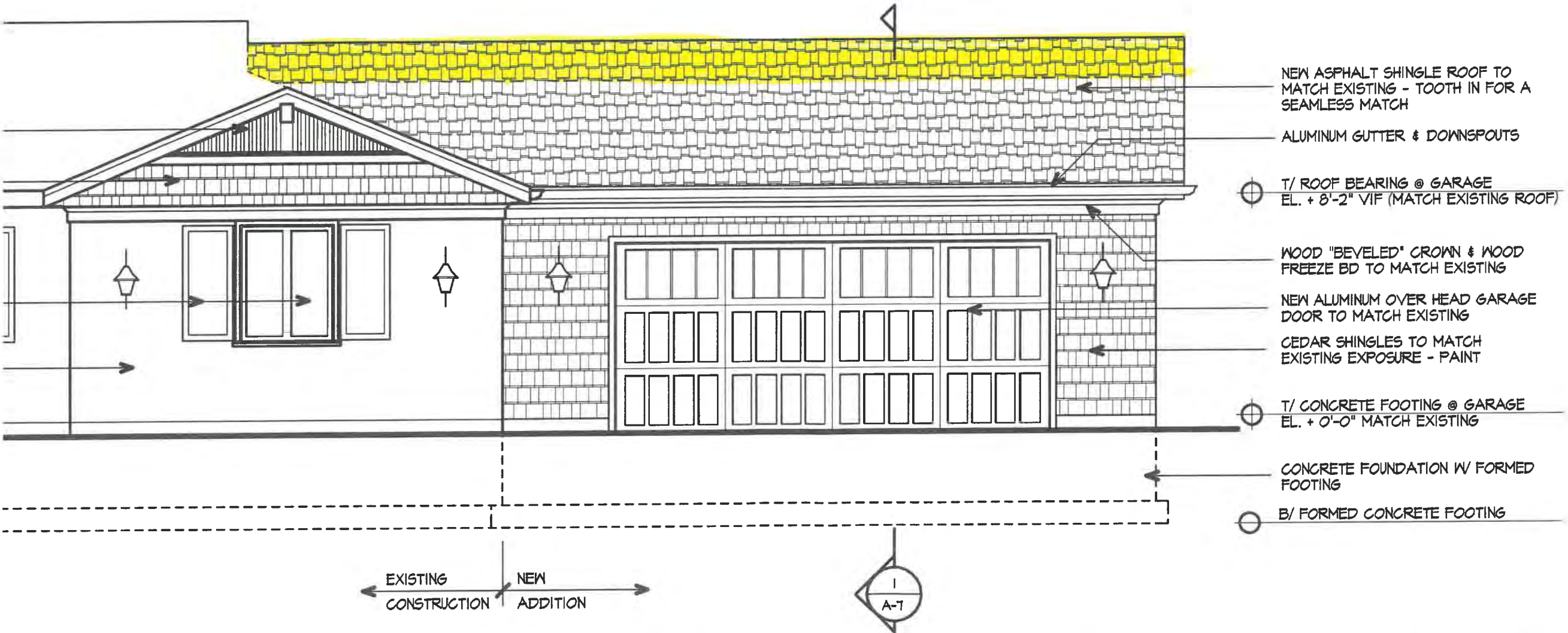
GROUP EXHIBIT B

MODIFICATIONS

The Plans

ROOF LINE ADJUSTMENT

DORMER REMOVED



ION

Giannelli Residence  
Michael E. Breseman Architects, Ltd.

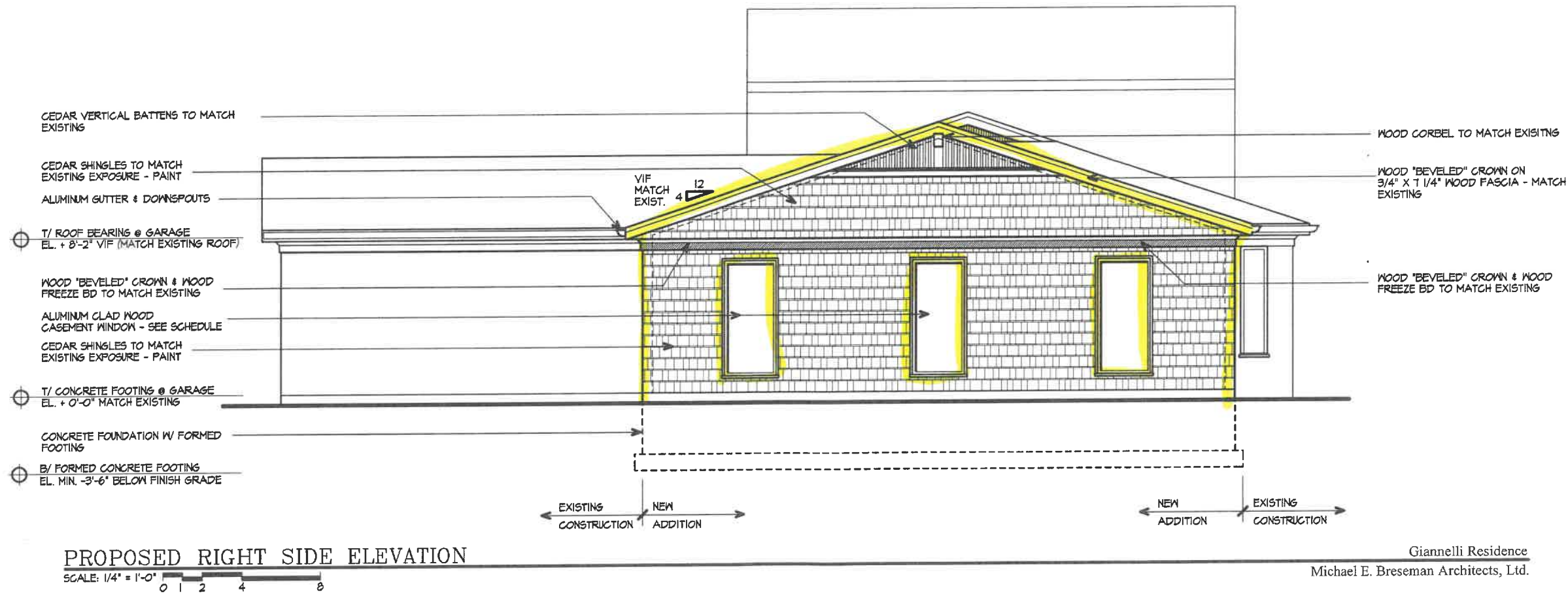
MODIFICATIONS

ROOFLINE SHIFT  
WINDOW ADJUSTMENTS  
PORCH REMOVED

GROUP EXHIBIT B

The Plans

PROPOSED WEST ELEVATION



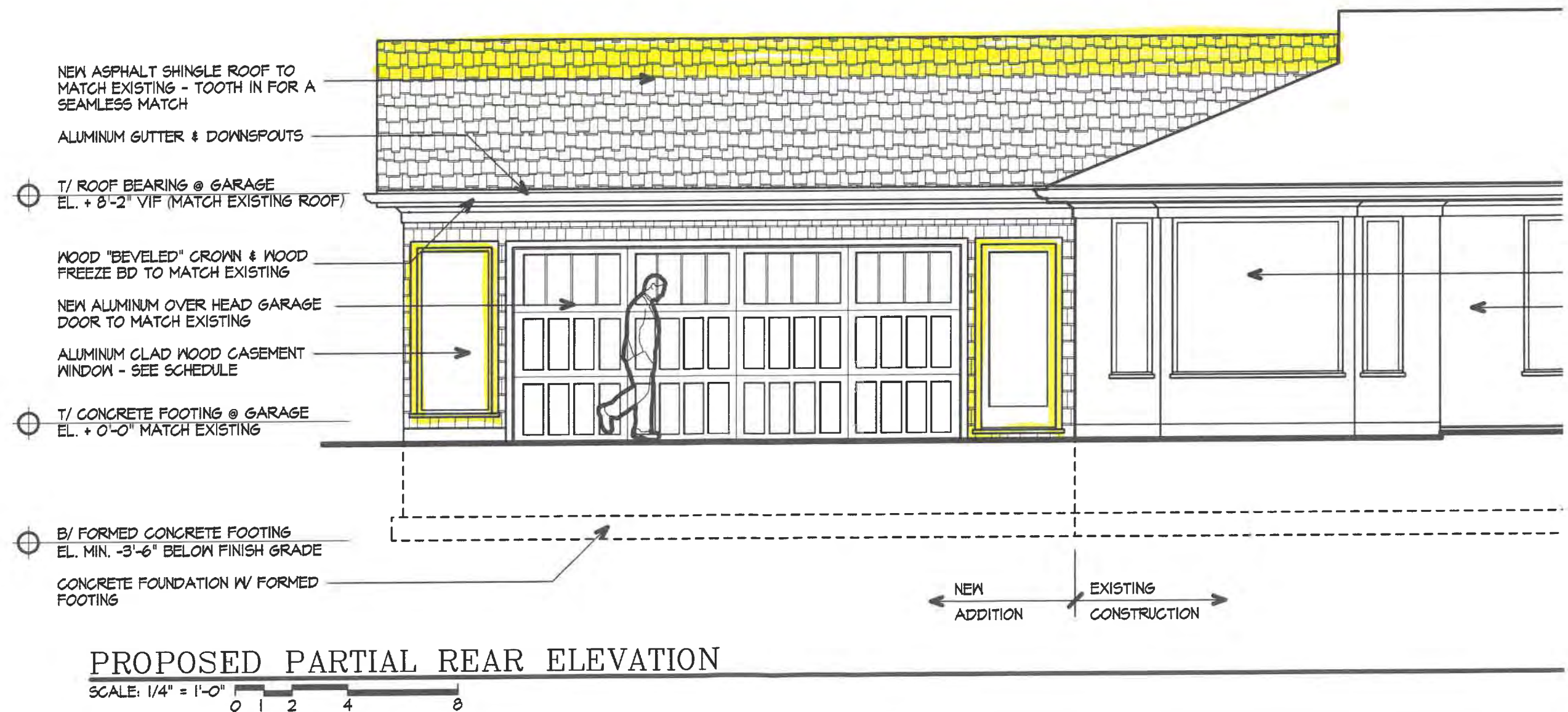


MODIFICATIONS

GROUP EXHIBIT B

ROOFLINE ADJUSTMENT  
WINDOW/DOOR ADDITIONS  
PORCH REMOVED

The Plans





THE CITY OF LAKE FOREST

ORDINANCE NO. 2021-\_\_

AN ORDINANCE GRANTING A VARIANCE FROM THE FRONT YARD AND SIDE YARD  
SETBACKS FOR PROPERTY LOCATED AT 2 JUNE TERRACE

**WHEREAS**, Timothy and Mary Joos ("**Owners**") are the owners of that certain real property commonly known as 2 June Terrace, 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 additions and alterations and 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**") 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 in general conformance with the prevailing setbacks of homes in the surrounding established neighborhood; and

**WHEREAS**, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at public hearings held on November 23, 2020 and December 23, 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 neighborhood, but instead will allow the residence to be expanded modestly and the deteriorating one car garage to be replaced in a manner that is generally consistent with the existing character of the neighborhood.
2. The conditions upon which the variances are requested which include the existing character of the streetscape and the established pattern of setbacks due to the construction of the houses in this neighborhood prior to current setback regulations, are generally unique to this property and this neighborhood and are not generally applicable to other properties in the same zoning district in other areas of the community.

3. The hardship, in this case, is caused by the current setback requirements which were established after most of the existing homes in this neighborhood were constructed and after the prevailing setback pattern of houses along the street was established. The hardship is not caused by any person presently or formerly having an interest in the property.
4. The variances and the resulting construction will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values. In fact, the proposed improvements will allow the house to be modestly expanded and upgraded to support a young family.

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 recommendation 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 shall be no closer than 25 feet to the front (east) property line, the rear addition shall be no closer than 4'1" to the north property line, the air conditioning unit shall be no closer than 2'6" to the north property line and the detached garage shall be no closer than 4' to the south property line.

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

in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

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



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

- 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 \_\_\_\_\_, 2021.

AYES: (    )

NAYS: (    )

ABSENT: (    )

ABSTAIN: (    )

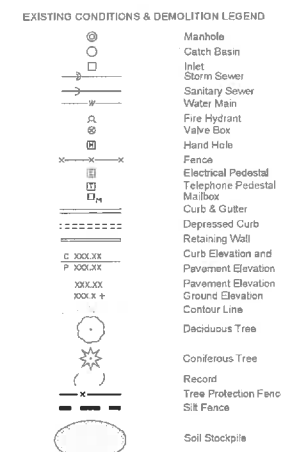
PASSED THIS \_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor

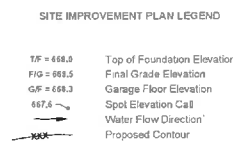
ATTEST:

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

## The Plans



## EXISTING CONDITIONS & DEMOLITION PLAN



## SITE IMPROVEMENT PLAN



<u>IMPERVIOUS COVERAGE CALCULATIONS</u>			
ALL UNITS PROVIDED IN SQUARE FEET (SF)			
LOT AREA =		11,383	
EXISTING		PROPOSED	
HOUSE...	908	HOUSE...	1,517
GARAGE...	268	GARAGE...	563
DECK/STOOP/WALLS...	356	STOOPS/PATIO...	180
DRIVEWAY...	1,235	DRIVEWAY...	1,247
HOT TUB...	59	HOT TUB...	69
TOTAL IMPERVIOUS	2,826	TOTAL IMPERVIOUS	3,566
% IMPERVIOUS	24.8%	% IMPERVIOUS	31.3%

### LEGAL DESCRIPTION

LOT 21 IN WASHINGTON HEIGHTS, BEING A SUBDIVISION OF PART OF LOT 301 IN LAKE FOREST, AND A PART OF THE WEST HALF OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, AS DOCUMENT 261477, IN BOOK "O" OF PLATS, PAGE 24, IN LAKE COUNTY, ILLINOIS.



Know what's **below**.  
**Call** before you dig.

**Note:**  
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

Plot Date: Feb 12, 2021 - 10:00am Plotted By: rnk-ns  
File Name: P:\2021\21010-Dmr.mgsl\Hcuan E-nal21010-2to Eng.docx

No.	Date	Revision
-----	------	----------

**THE HAEGER ENGINEERING**  
consulting engineers • land surveyors  
100 East Stone Parkway, Schaumburg, IL 60173 • Tel. 847.394.6500 Fax. 847.394.6508  
Illinois License No. 184, 000150

**SITE IMPROVEMENT PLAN  
JOOS RESIDENCE  
2 N. JUNE TERRACE  
LAKE FOREST, IL**

Project Manager: M L A  
Engineer: M L A  
Date: 02.12.2021  
Project No. 21-010  
Sheet 2

GROUP EXHIBIT B

The Plans

East Elevation (Front) Proposed

PROPOSED EAST (FRONT) ELEVATION





## The Plans

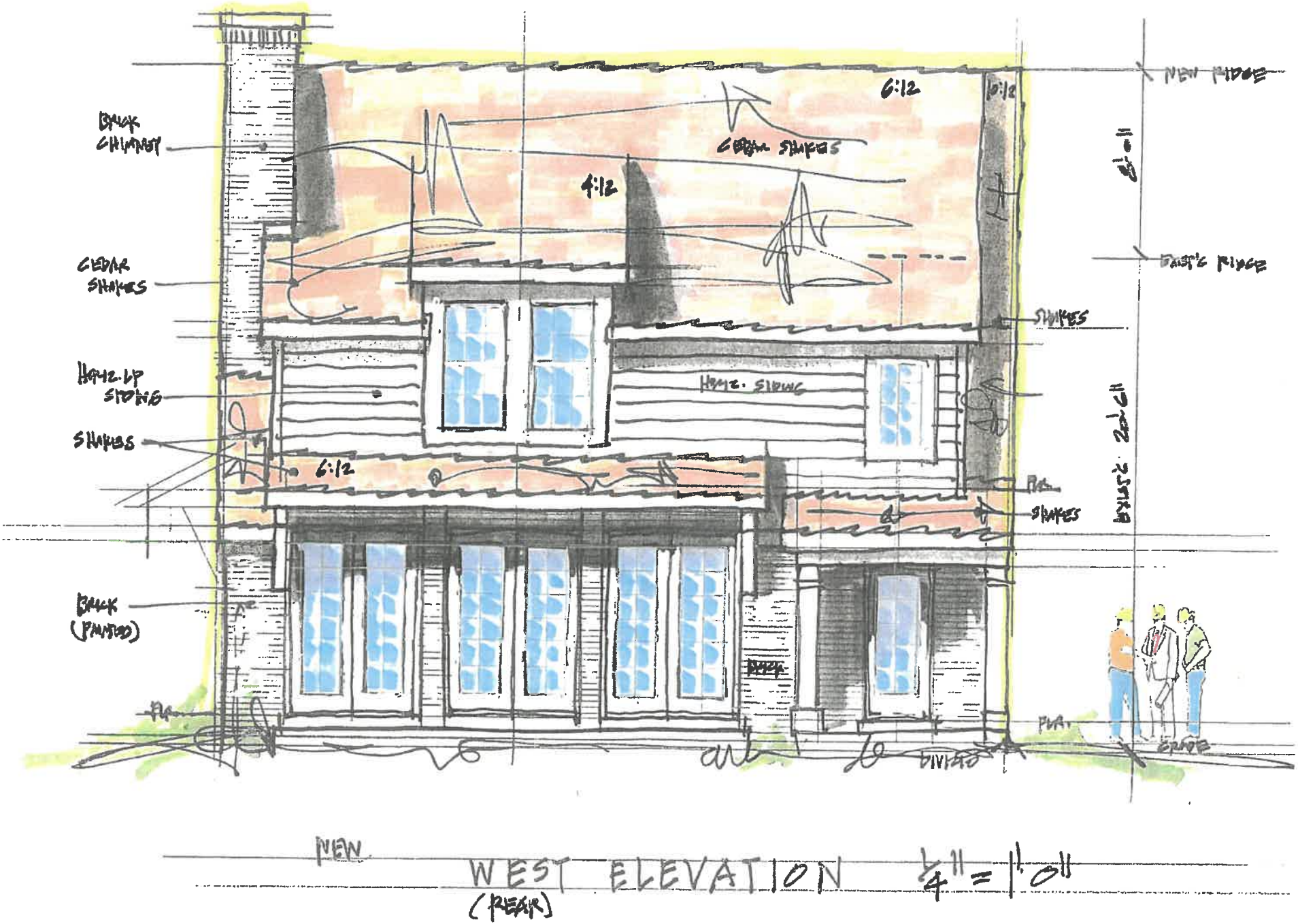
NEW CONSTRUCTION IS HIGHLIGHTED

GROUP EXHIBIT B

The Plans

West Elevation (Rear) Proposed

PROPOSED WEST ELEVATION





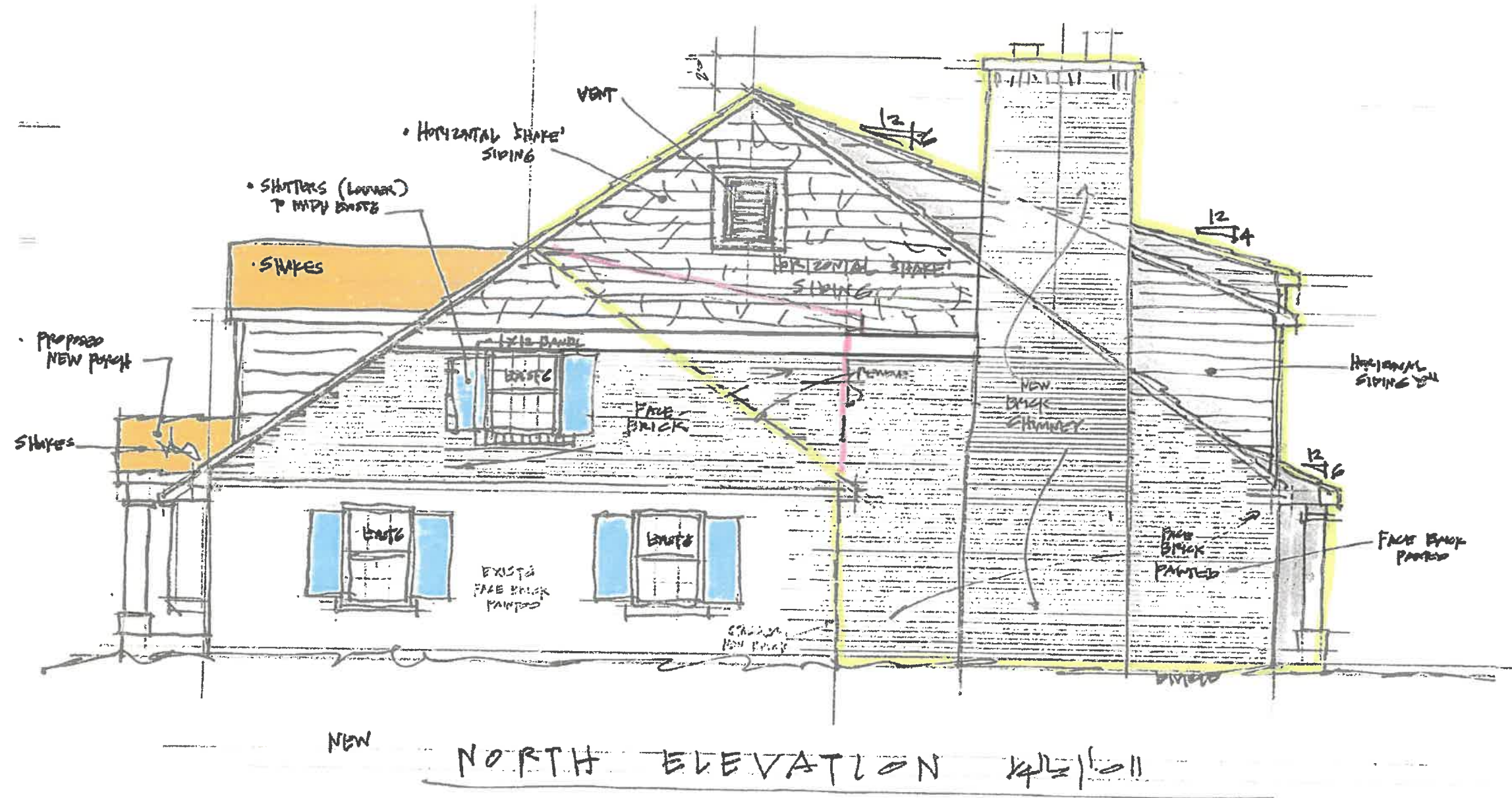
## GROUP EXHIBIT B

### The Plans

North Elevation Proposed

PROPOSED NORTH ELEVATION

NEW CONSTRUCTION IS HIGHLIGHTED

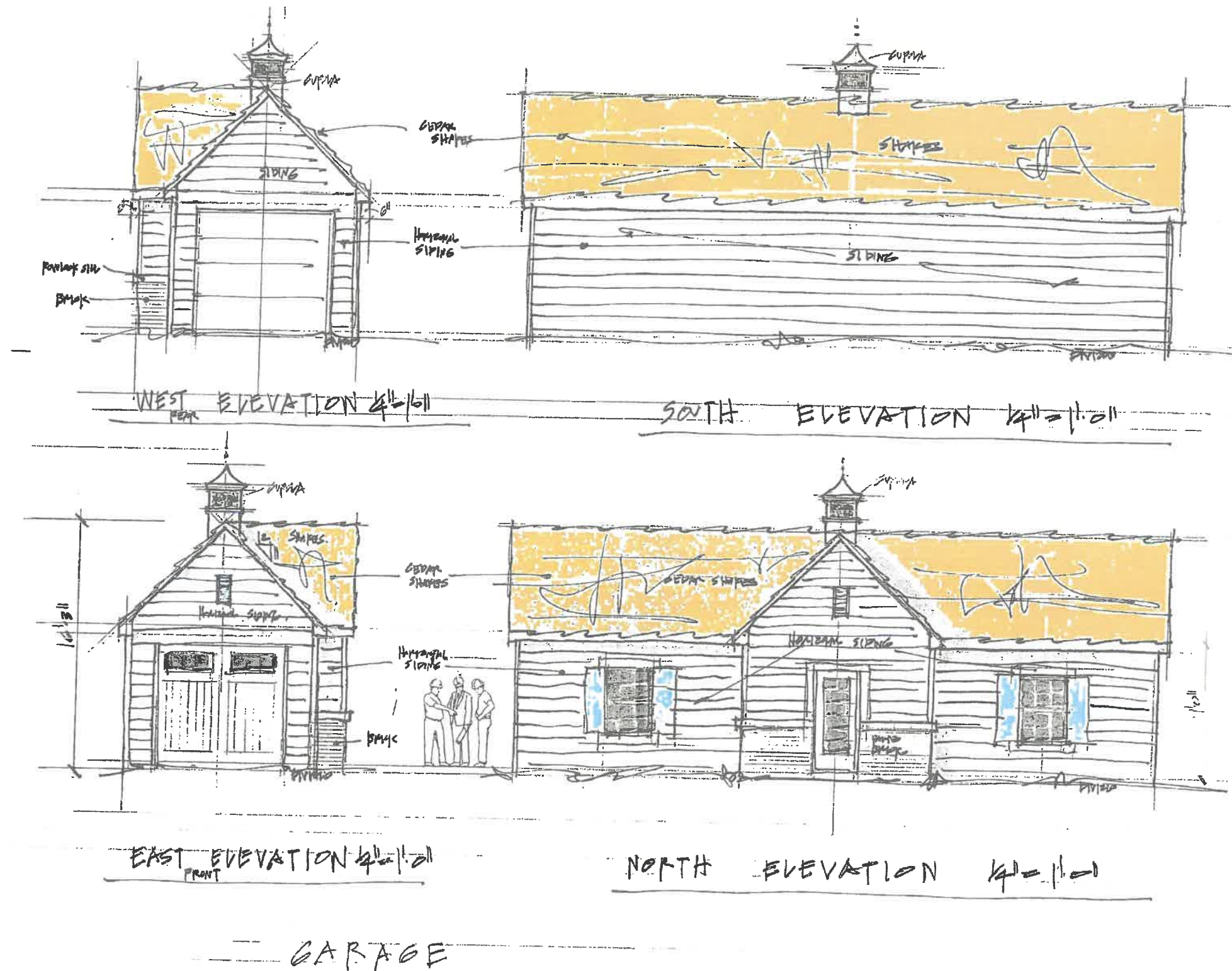


GROUP EXHIBIT B

The Plans

Garage Elevation Proposed

PROPOSED GARAGE ELEVATIONS









THE CITY OF LAKE FOREST

ORDINANCE NO. 2021-\_\_

AN ORDINANCE GRANTING VARIANCES FROM THE FRONT AND SIDE YARD  
SETBACKS FOR PROPERTY LOCATED AT 293 ROSE TERRACE

**WHEREAS**, Richard Marasco ("**Owner**") is the owner of that certain real property commonly known as 293 Rose Terrace, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

**WHEREAS**, the Property is located in the R-2, General Residence Zoning District; and

**WHEREAS**, the Owner desires to construct improvements, including an open front porch addition ("**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 159.084, R-2, 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 August 23, 2021; and

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

1. The requested setback variances will not alter the essential character of the neighborhood. The open front porch is compatible with the existing residence and surrounding neighborhood.
2. The conditions upon which the variances are requested, including the original siting of the house and the adoption of the zoning regulations since the house was constructed, are generally unique to this neighborhood and to this property and are not generally applicable to other properties in the same zoning district throughout the City.
3. The existing residence does not conform to the current setback requirements. The hardship in conforming to the required setback is a result of the original construction of the residence prior to adoption of the current setback regulations.
4. The variances and the resulting open front porch will not impair light or ventilation to adjacent properties, increase congestion, endanger public

safety, or diminish property values. The proposed porch is intended to upgrade the home and improve the aesthetics and functionality.

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 recommendation of the ZBA, have determined that it is in the best interests of the City and its residents to grant approval of the requested variances subject to the terms and conditions hereinafter set forth;

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

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

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

**SECTION THREE: Zoning Setback Variances Granted.** Based on the findings presented above, the City Council does hereby grant approval of the requested variances to allow the construction of the Improvements as fully depicted on the Plans; no closer than 26 feet to the front (north) property line and no closer than 3 feet to 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 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. The front porch on the residence shall remain open as reflected on the plans presented in support of the variance request.

**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 \_\_\_\_\_, 2021.

AYES: (    )

NAYS: (    )

ABSENT: (    )

ABSTAIN: (    )

PASSED THIS \_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor

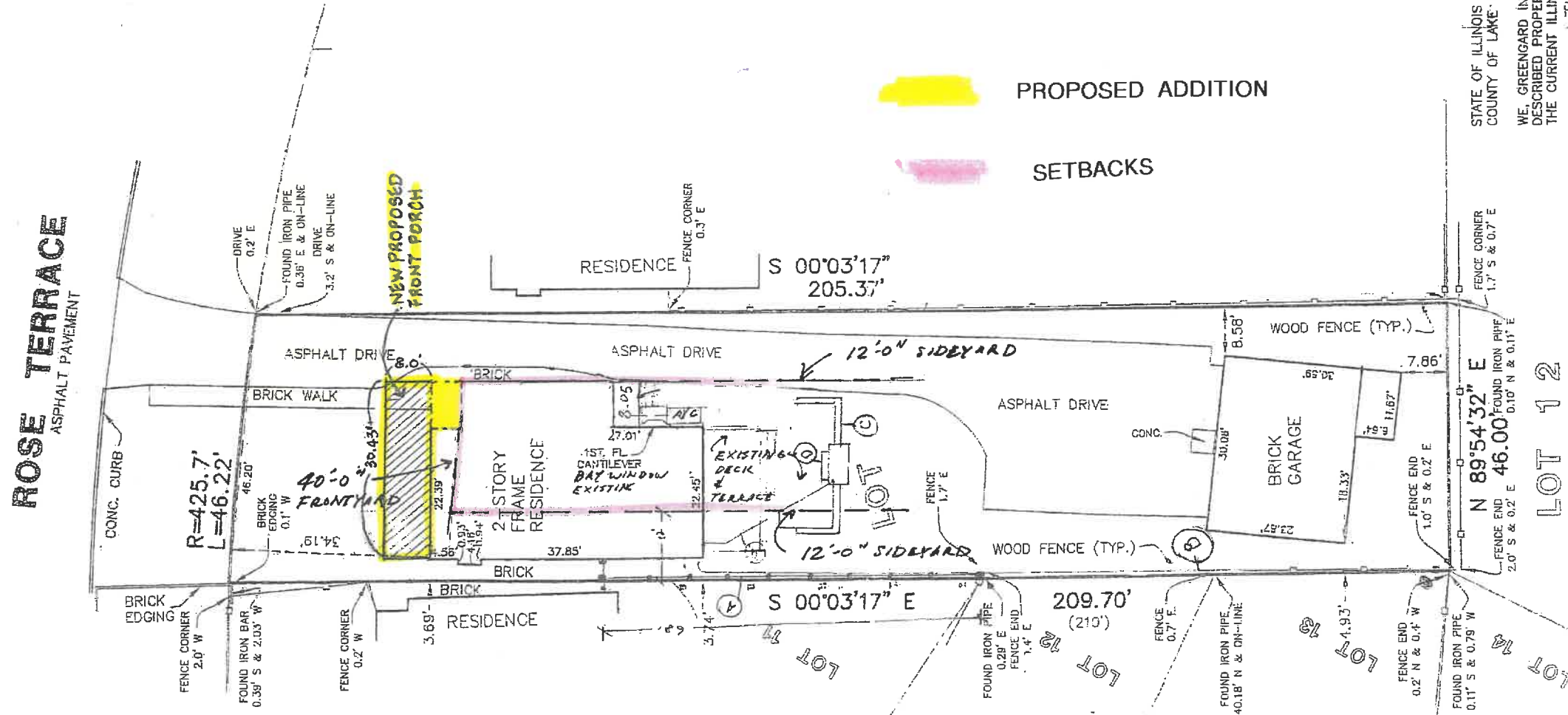
ATTEST:

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

## The Plans

# PLAT OF SURVEY

THE WEST 46 FEET OF LOT 11 IN ( LAWRENCE'S SUBDIVISION OF THAT PART OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, EAST OF THE CHICAGO AND NORTHWEST RAILROAD IN LAKE FOREST, ACCORDING TO PLAT THEREOF RECORDED JULY 9, 1891. DOCUEMENT 59189, IN BOOK "D" OF PLATS, 3, IN LAKE COUNTY, ILLINOIS.



PROPOSED ADDITION

## SETBACKS

**SURVEYORS' NOTES:**

**CONVAYING NOTES:**

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE RE
2. ( ) DENOTES RECORD DIMENSION.
3. BEARINGS HEREON SHOWN ARE ON AN ASSUMED B
4. ORIGINAL CLIENT— CHUCK CROOK
5. ORIGINAL FIELD WORK COMPLETED— 04-28-10

**GENERAL NOTES:**

**GENERAL NOTES:**

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES 1/10.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT.
3. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS 1/10 SHOWN HEREON ARE THE CONDITIONS OF THE SURVEY. FOR PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT, DEED, LOCAL ORDINANCES, DECREES, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. ALL INFORMATION CONCERNING SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAN AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.



STATE OF ILLINOIS  
COUNTY OF LAKE

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 4<sup>TH</sup> DAY OF MAY A.D. 1951

GREENGARD, INC.  
111 BARCLAY BOULEVARD, SUITE 310  
LINCOLNSHIRE, ILLINOIS 60069

**AREA**

9,566 Sq. Ft. OR 0.22 ACRES (MORE OR LESS)

DATE	14-28-10	BOUNDARY SURVEY	JRS
DATE		REVISIONS	BY

**GREENGARD INC.**  
Engineers • Surveyors • Planners  
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906

# PLAT OF SURVEY

The Plans



PROPOSED FRONT PORCH ELEVATION  
SCALE: 3/16"=1'-0"

DATE
8/5/21

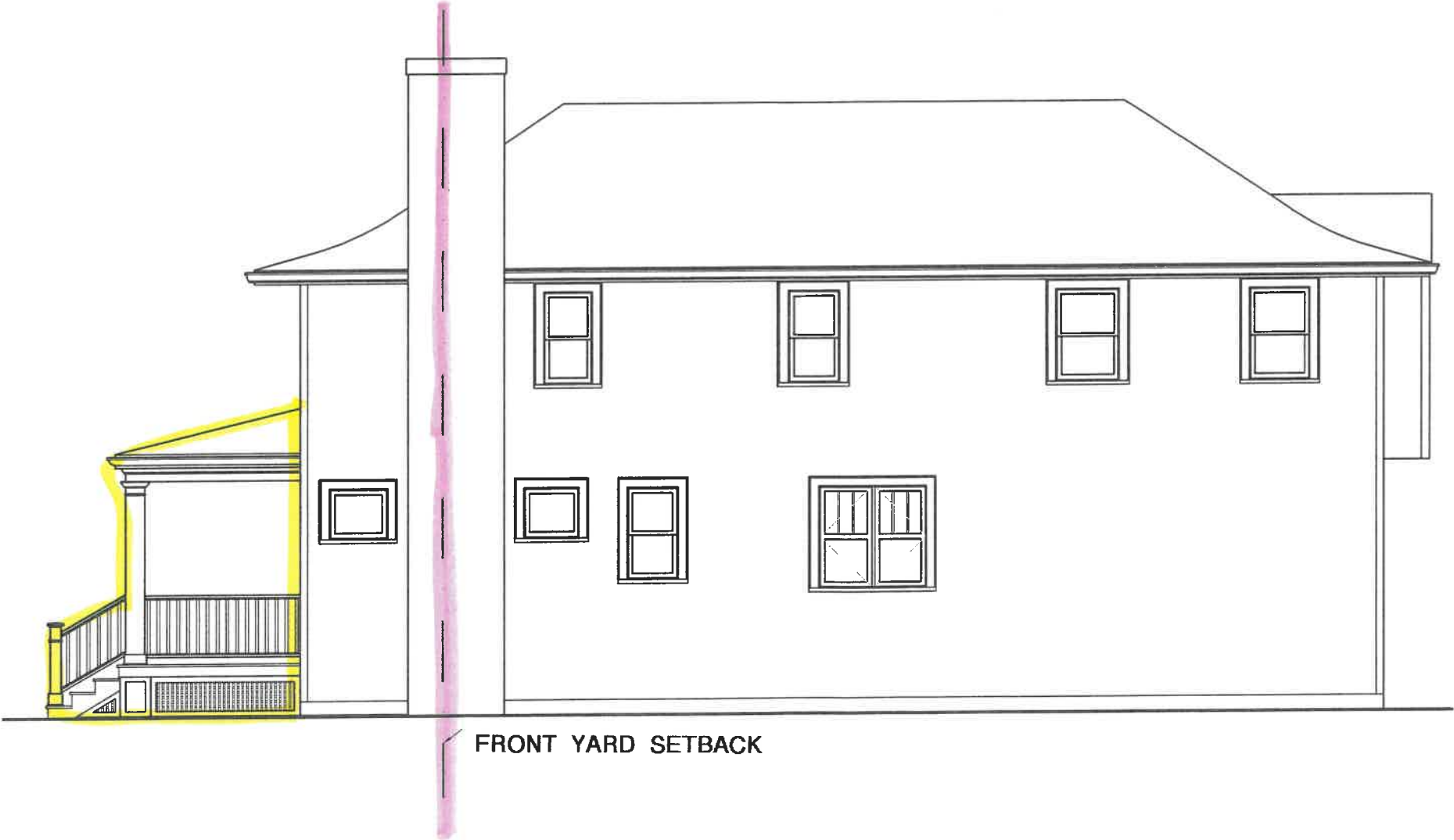
THE MARASCO RESIDENCE  
 FRONT PORCH STUDY  
 293 ROSE TERRACE  
 LAKE FORREST, ILLINOIS

LANDMARK  
 272 DEERPATH RD. LAKE FORREST, IL  
 TEL: 847.615.0637 FAX: 847.615.9116

A-1

GROUP EXHIBIT B

The Plans



FRONT YARD SETBACK

PROPOSED WEST ELEVATION

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

© COPYRIGHT 2021

DATE
8/5/21

THE MARASCO RESIDENCE  
FRONT PORCH STUDY  
293 ROSE TERRACE  
LAKE FOREST, ILLINOIS

LANDMARK  
272 DEERPATH RD. LAKE FOREST, IL  
TEL: 847.615.0637 FAX: 847.615.9116

A-3