

The City of Lake Forest  
CITY COUNCIL  
*Proceedings of the Monday, March 15, 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 Deputy City Clerk Joyce Reda called the roll of Council members.

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

Absent: Alderman Notz

**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 March 15, 2021 City Council meeting is being held remotely.

**A. Resolution of Sympathy for former Mayor Frank Waldeck**

Mayor Pandaleon recognized the members of the Waldeck family and read a resolution of sympathy for former Mayor Frank Waldeck.

**COUNCIL ACTION: Approval of the Resolution of Sympathy for former Mayor Frank Waldeck**

Alderman Rummel made a motion to approve the Resolution of Sympathy for former Mayor Frank Waldeck, seconded by Alderman Preschlack. The following voted "Aye": Alderman Morris, Karras, Rummel, Preschlack, Goshgarian, Buschmann, and Weber. The following voted "Nay": None. 7-Ayes, 0 Nays, motion carried.

Mayor Pandaleon read a letter from the Chicago Bears family, offering their condolences to the Waldeck family.

Joe and Cathy Waldeck thanked the City Council for the resolution honoring Frank Waldeck. He thanked everyone for the support and condolences received from the community.

The City Council expressed their condolences and shared their sympathy with the Waldeck family.

**COMMENTS BY CITY MANAGER**

- A. Community Spotlight**  
- Elawa Farm

**- Laura Calvert, Executive Director**

City Manager, Jason Wicha welcomed Laura Calvert, Executive Director of the Elawa Foundation, to give a brief presentation outlining the future of Elawa Farm.

Ms. Calvert gave a brief background on her experience prior to becoming the Executive Director. She discussed the strategic vision at Elawa Farm, and how to reconnect the community to the local food system. This includes programming and having a low impact on the neighborhood. She discussed the educational opportunities that will be available to the community including public tours, free family activities, summer camps, and youth and adult classes. Ms. Calvert explained how Elawa Farm adapted to COVID-19, and how Elawa was able to assist with food distribution to local organizations. Additionally, she discussed in depth future planning on partnering with local community groups to further their mission and expanding the garden, garden market, and kitchen. She reported that the The Garden Market will be open May 14 through the end of October.

The City Council thanked Ms. Calvert for the presentation and the positive expansion of Elawa Farm.

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

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

**COMMITTEE REPORTS**

**ITEMS FOR OMNIBUS VOTE CONSIDERATION**

- 1. Approve the Extension of the Mayor's Declaration of a Local State of Emergency until the next City Council Meeting**
- 2. Approval of the February 23, 2021, Special City Council Meeting Minutes**
- 3. Approval of the March 1, 2021, City Council Meeting Minutes**
- 4. Approval of a Recommendation from the Public Works Committee to Award the Seminary Ravine Study Proposal to Hey & Associates Inc. in the Amount of \$45,000**
- 5. Approval of a Recommendation from the Public Works Committee to Approve a Resolution Allowing City employees to perform work in State right-of-way for a Period of Two Years**
- 6. Approval of a Recommendation from the Public Works Committee to Approve an Illinois Department of Transportation (IDOT) Resolution Appropriating \$87,470 in Motor Fuel Tax (MFT) Funds and Approval of a Supplemental Phase I Design Agreement with H.W. Lochner, Inc. for the Lake/Woodbine Bridge Project**
- 7. Approval of a Recommendation from the Public Works Committee for Authorization to Advance FY22 Capital Expense and Approval to Award a Contract to Wadsworth Golf Construction for Restoration of Deerpath Golf Course as Associated with the IDOT Storm Water Project, in the Amount of \$449,810 plus 10% Contingency in the Amount of \$45,190 for a total of \$495,000.**

**8. Approve the Purchase of 2,400 Tons of Road Salt from Morton Salt in the Amount of \$170,700 for the FY22 Winter and/or Reserve for FY23**

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

Alderman Buschmann requested to remove item #9 from omnibus consideration for discussion.

There was additional discussion on item #6.

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

**COUNCIL ACTION: Approval of the eight (8) Omnibus items as presented**

Alderman Goshgarian made a motion to approve the eight (8) Omnibus items as presented, seconded by Alderman Preschlack. The following voted "Aye": Alderman Morris, Karras, Rummel, Preschlack, Goshgarian, Buschmann and Weber. The following voted "Nay": None. 7-Ayes, 0 Nays, motion carried.

**Removed Item:**

- 1. Consideration of Recommendations from the Plan Commission and Building Review Board in Support of Redevelopment of the Southeast Corner of Waukegan and Everett Roads with a Mixed Use Development. (Final Approval of Ordinances)**

**COUNCIL ACTION: Grant final approval of an ordinance approving a Special Use Permit authorizing redevelopment of the property and approving a drive thru for a coffee shop, professional offices on the first floor in the B-1 District, and variances to allow off site employee parking and an encroachment of a small portion of the office building into the required setback.**

**AND**

**Grant final approval of an ordinance approving the design aspects of the overall site and building for the lot development.**

The City Council had a lengthy discussion regarding the development of the Southeast Corner of Waukegan and Everett Roads.

Mayor Pandaleon offered the Public an opportunity to address the City Council on this item. There was no additional public comment.

Mayor Pandaleon asked for a motion to approve the recommendations from the Plan Commission and the site plan.

Alderman Weber made a motion to take each item separately, seconded by Alderman Goshgarian. The following voted "Aye": Alderman Morris, Karras, Rummel, Preschlack, Goshgarian, Buschmann and Weber. The following voted "Nay": None. 7-Ayes, 0 Nays, motion carried.

Mayor Pandaleon asked for a motion to approve the final reading of the special use permit.

Alderman Buchmann made a motion to approve the Special Use Permit, seconded by Alderman Goshgarian. The following voted "Aye": Alderman Morris, Karras, Rummel, Preschlack, Goshgarian, and Buschmann. The following voted "Nay": Alderman Weber. 6-Ayes, 1-Nay, motion carried.

The Mayor reviewed the previous motions voted on.

**COUNCIL ACTION: Reconsider the previous Council action. The City attorney suggested the City Council clarify the items being voted on.**

Alderman Morris made a motion to reconsider the items previously voted on, seconded by Alderman Rummel. The following voted "Aye": Alderman Morris, Karras, Rummel, Preschlack, Goshgarian, Buschmann and Weber. The following voted "Nay": None. 7-Ayes, 0 Nays, motion carried.

Mayor Pandaleon asked for a motion to approve the architectural site plan and height variance. Alderman Morris made a motion, seconded by Alderman Goshgarian. The following voted "Aye": Alderman Morris, Karras, Rummel, Preschlack, Goshgarian, and Buschmann. The following voted "Nay": Alderman Weber. 6-Ayes, 1 Nay, motion carried.

Mayor Pandaleon asked for a motion to approve the Special Use Permit for the drive-thru. Alderman Morris made a motion, seconded by Alderman Weber. The following voted "Aye": Alderman Morris, Karras, Rummel, Preschlack, Goshgarian, Buschmann and Weber. The following voted "Nay": None. 7-Ayes, 0-Nays, motion carried.

The City Council asked the City Attorney to clarify the public comment procedure.

*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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**1. Lake Forest Library Presentation: Overview and Update on Proposed Lake Forest Library Capital Project (Discussion and Feedback)**

Mayor Pandaleon introduced Wendy Darling, Library Board President, and David Rose, Library Board Vice President, and Diana Terlato, Board Member gave a presentation discussing the future of the Lake Forest Library.

Ms. Darling began the presentation by discussing the current state of the Library, and the history of the changing nature of the building. She stated the repairs and restoration needed for the historic building including the site, life and safety issues, and ADA compliance. Ms. Darling gave a timeline including different community discussions they have conducted regarding the capital improvement project.

Ms. Terlato discussed the many local community organizations that the Library partners with, offering the opportunity to expand opportunities through the location. Additionally, she discussed what the Library improvements would offer.

Mr. Rose displayed the historic, current, and future floor plans. He explained the proposed expansion in-depth, stating how the expanded square footage would provide multi-use, flexible Library usage. He

additionally discussed why original aspects of the building are not being proposed to be renovated, due to the cost.

The presentation displayed concept imagery, showing the potential new exterior and interior of the Library. Ms. Terlato gave in-depth descriptions of each room and the proposed renovations.

Mr. Rose discussed the estimated project cost, totaling \$24 million, 60% of the total cost including new construction, and 40% of the total cost including renovations. He included escalation costs if there was a 12-month delay in the project. Mr. Rose explained the potential cost savings to the taxpayer of the renovation would include decreased staffing, energy usage, repairs, and maintenance.

Ms. Darling outlined the next steps for the project, reviewing the timeline.

The City Council had lengthy discussions regarding the process that led to the overall decision presented, Library programming, and the budgeting process to fund the project. Additionally, the City Council offered feedback regarding how this project should be presented to the community.

Mayor Pandaleon asked if there was anyone from the public who wanted to address the Council.

Mayor Pandaleon recognized the following persons.  
Rommy Lopat offered comments to the City Council  
Emily Watts offered comments to the City Council

#### **NEW BUSINESS**

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

Mayor Pandaleon noted to the public that there will be no further public business following Executive Session

- 1. EXECUTIVE SESSION pursuant to 5ILCS 120/2 (c) (5), The City Council will be discussing the consideration of purchase or lease of real property and 120/2 (c), (6), The City Council will be discussing the disposition of property and the consideration for the sale or lease of property owned by the Public Body**

**Adjourn into Executive Session at 9:21 p.m.**

#### **COUNCIL ACTION: Adjourn into Executive Session**

Alderman Morris made a motion to Adjourn into Executive Session, seconded by Alderman Rummel. The following voted "Aye": Alderman Morris, Karras, Rummel, Preschlack, Goshgarian, Buschmann and Weber. The following voted "Nay": None. 7-Ayes, 0 Nays, motion carried.

#### **ADJOURNMENT**

The City Council reconvened into open session at 10:32 pm.

There being no further business Mayor Pandaleon asked for a motion to adjourn.

*Proceedings of the Monday March 15, 2021  
Regular City Council Meeting*

Alderman Weber made a motion to adjourn, seconded by Alderman Preschlack. Motion carried unanimously by voice vote at 10:33 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.*