

The City of Lake Forest
CITY COUNCIL
Proceedings of the Monday, April 5, 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 April 5, 2021 City Council meeting is being held remotely.

Mayor Pandaleon made a statement regarding various items on the agenda, and the impact they have on the community.

**A. Consideration of a Resolution Approving A Partial Release of Rights Concerning Property Located at 655 Forest Avenue, the Location of the Former Market House Restaurant.
(Approval by Motion)**

Mayor Pandaleon introduced Director of Community Development, Catherine Czerniak, who explained the ownership history of the location formerly known as Market House, and how the right of first refusal gives the City the right to review any exterior changes, recognizing the significance of its historic significance. Additionally, she stated that members of the Historic Preservation Commission have heard the proposal to consider modifications to the entrance of the building, and upgrades to the patio.

The City Council discussed the legality of the partial release of rights, and the details of the entrance and patio change.

COUNCIL ACTION: Approval of a Resolution granting a partial release of rights for property located at 655 Forest Avenue and authorize the Mayor to sign the Partial Release of Rights, Exhibit A to the Resolution, in substantially the form presented.

Alderman Goshgarian made a motion to approve of a Resolution granting a partial release of rights for property located at 655 Forest Avenue and authorize the Mayor to sign the Partial Release of Rights, Exhibit A to the Resolution, in substantially the form presented, seconded by Alderman Preschlack. The following

voted "Aye": Alderman Morris, Karras, Rummel, Notz, Preschlack, Goshgarian, Buschmann and Weber. The following voted "Nay": None. 8-Ayes, 0 Nays, motion carried.

B. Consideration of a Request from the Owners of Le Colonial Restaurant for Approval of a Short Term Financial Incentive Agreement Rebating a Portion of Sales Taxes Received by the City (Approval by Motion)

Mayor Pandaleon introduced Finance Director, Elizabeth Holleb who gave an in-depth explanation regarding a short-term financial incentive agreement with Le Colonial. She further explained the goals related to the agreement, including the unique improvements to the property, anticipated volume of sales, and the sales tax revenue that the City will receive immediately, instead of postponing the timeline.

The City Council voiced their support for the project and their appreciation to the Le Colonial team.

COUNCIL ACTION: Approval of a Short Term Financial Incentive Agreement for Le Colonial Restaurant Rebating a Portion of Sales Taxes Received by the City for a Limited Period of Time and Authorize the Mayor to Sign the Agreement in Substantially the Form Presented.

Alderman Morris made a motion to approve of a Short Term Financial Incentive Agreement for Le Colonial Restaurant Rebating a Portion of Sales Taxes Received by the City for a Limited Period of Time and Authorize the Mayor to Sign the Agreement in Substantially the Form 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.

Mayor Pandaleon introduced one of the restaurant proprietors, Joe King, who gave a brief overview of the process of the project, discussed the identification of Lake Forest for the restaurant and the anticipated opening date. He thanked the City Council and City Staff for all of their support in welcoming Le Colonial to the community.

COMMENTS BY CITY MANAGER

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

COUNCIL ACTION: Approval of the nine (9) Omnibus items as presented

- 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 March 15, 2021, City Council Meeting Minutes**
- 3. Approval of the Check Register for the Period of February 20 to March 19, 2021**

4. **Approval of a Resolution Reallocating 2021 Volume Cap to the Village of Buffalo Grove, Illinois**
5. **Approval of Wright Benefit Strategies Benefit Consulting Services for Fiscal Year 2022 in the Amount of \$30,900**
6. **Award of Bid for the Dickinson Hall Kitchen Renovation Project in Partnership with the Lake Forest-Lake Bluff Senior Citizen's Foundation to Boller Construction in the amount of \$102,500 and include Authorization for an additional \$10,000 contingency and award \$3,800 to Kolbrook Design for the Architectural Design for a total of \$116,300**
7. **Approval to Use Funds from the Dissolved East Shore Radio Network, and the Approval of an Intergovernmental Agreement Between The City of Lake Forest, The City of Highland Park, and The Village of Lake Bluff Establishing The Lake Shore Radio Network.**
8. **Award of Proposal to Slaten Construction for the Police Target Range Safety Upgrade Project in the Amount of \$166,782 with a 10% or \$16,678 Contingency for a total amount of \$183,460**
9. **Consideration of Ordinances Approving Recommendations from the Building Review Board. (First Reading, and if Desired by the City Council, Final Approval)**

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.

COUNCIL ACTION: Approval of the nine (9) omnibus items as presented:

Alderman Rummel made a motion to approve the nine (9) Omnibus items as presented, seconded by Alderman Morris. The following voted "Aye": Alderman Morris, Karras, Rummel, Notz, Preschlack, Goshgarian, Buschmann and Weber. The following voted "Nay": None. 8-Ayes, 0 Nays, motion carried.

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

NEW BUSINESS

This item was moved to an earlier point in the agenda

1. **Approval in Concept of a Request from The Ragdale Foundation to Borrow \$1.5 million from the City to be paid from Pledge Commitments over a Five-Year Period**

Mayor Pandaleon introduced Finance Director, Elizabeth Holleb. She discussed the current capital improvement campaign that the Ragdale Foundation is conducting including a number of projects on the current property. She explained how the projects are long-term in nature, and explained the letter request received from the foundation to support the pledge commitments that will be received over the next five-year period. Fred Klein and Barbra Schumann, representing the Ragdale Foundation spoke to fundraising and projects happening at Ragdale.

The City Council discussed the collateral on the loan and the funds that are being utilized to provide the loan to the Ragdale Foundation, along with quarterly reports that the City receives.

Council Action: Approval of a \$1.5 million loan to the Ragdale Foundation.

Alderman Rummel made a motion to approve of a \$1.5 million loan to the Ragdale Foundation, seconded by Alderman Preschlack. The following voted “Aye”: Alderman Morris, Karras, Rummel, Notz, Preschlack, Goshgarian, Buschmann and Weber. The following voted “Nay”: None. 8-Ayes, 0 Nays, motion carried.

ORDINANCES

OLD BUSINESS

1. Consideration of a Recommendation from the Plan Commission Pertaining to Various Actions Related to a Proposed Planned Multi-Family Development, Phase 3 of the McKinley Road Multi-Family Planned Development (Ordinances)

Mayor Pandaleon made a statement regarding the culmination of a decade's work on the Master Plan and the work on this and other related projects through various Boards and Commissions, with City Staff and, the Developer. He stated it is now up to the Council to provide direction to this project.

Director of Community Development, Cathy Czerniak gave a presentation highlighting the history of the McKinley planned Multi-Family Phase 3 project. She began by explaining that the property is located near the Central Business District on the east side of McKinley Road between Westminster and Deerpath. The current Petition before the City council is in Phase 3 of a larger Planned Development.

Ms. Czerniak covered five topics in-depth which included; Process- “How did we get here?” Phase 3-Current Plan & the Evolution, Evaluation Criteria/Standards/Parameters, the Plan Commission Review and Action and Council Options. In addition to the current development, she discussed the history of additional projects that have supported the Central Business District and increased home sales. This directly correlated with the Master Plan development and additional Development Parameters. She gave an extensive history regarding the review process from other projects.

Finally, Ms. Czerniak reviewed the options for City Council action. Accept the Plan Commissions Recommendation – deny the petition, or overturn the Plan Commission’s recommendation and grant first reading, and if desired, final approval, of two Ordinances.

Members of the City Council offered their opinion and asked clarifying questions. The City Council had lengthy discussion regarding the options presented to be considered by the City Council.

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

Mayor Pandaleon recognized the following persons.

Jeff Torosian offered comment to the City Council.
Todd Curry offered comment to the City Council
Kari Sroka offered comment to the City Council
Pauline Moore offered comment to the City Council
Sally Downey offered comment to the City Council
Arlend Peterson offered comment to the City Council
Regina Lind offered comments to the City Council
Susan Daly offered comment to the City Council
Lesley Lardino offered comment to the City Council

Marcy Kerr offered comment to the City Council
Rommy Lopat offered comment to the City Council
Ellie Notsly offered comment to the City Council

After public comment, City Council members gave lengthy remarks regarding the two options presented. Ms. Czerniak clarified if the Council chooses to approve the Ordinances, This would move to the Historic Preservation Commission, who will review the project based on their seventeen standards.

COUNCIL ACTION: Options for Council action are offered below.

1. **Accept the Plan Commission's recommendation and by motion vote to deny the requested zone change and direct staff and the City Attorney to prepare findings in support of the denial based on the Council's deliberations for affirmation by the Council at the next meeting.**

AND

2. **Accept the Plan Commission's recommendation and by motion vote to deny the requested Special Use Permit and associated approvals and direct staff and the City Attorney to prepare findings in support of the denial based on the Council's deliberations for affirmation by the Council at the next meeting. (If the zone change is denied, approval of the development plan as presented is not possible.)**

OR

3. **Overturn the Plan Commission's recommendation and grant first reading and if desired by the Council, final approval of an Ordinance (included in the Council packet beginning on page XXX) rezoning the 38' wide parcel along the west edge of the 373 Westminster property from R-1, Single Family Residential to GR-3, General Residence.**

AND

4. **Overturn the Plan Commission's recommendation and grant first reading, and if desired by the Council final approval of an Ordinance (included in the Council packet beginning on page XXX) granting a Special Use Permit approving a Planned Multi-Family Development and Plat of Consolidation subject to the conditions detailed in the Ordinance and with direction to the Historic Preservation Commission to review the design aspects of the proposed building and landscaping based on the 17 standards in the Code.**

Mayor Pandaleon asked for a motion to approve the requested zone change, Alderman Preschlack moved, seconded by Alderman Goshgarian. The following voted "Aye": Alderman, Notz, Preschlack, Goshgarian and Weber. The following voted "Nay": Alderman Karras, Rummel and Buschmann.

There was clarification from City Attorney Tappendorf regarding an Ordinance requiring five votes to pass. The Mayor thanked the members of the Plan Commission and neighbors and noted this item should have the opportunity to be evaluated by the HPC, and opted to exercise his right to vote on this agenda item.

The following voted "Aye": Mayor Pandaleon. 5-ayes, 3-Nays, 1-Abstention motion carried.

Mayor Pandaleon asked for a motion to approve the Special Use Permit, Alderman Preschlack moved, seconded by Alderman Goshgarian. The following voted "Aye": Alderman, Notz, Preschlack, Goshgarian and Weber. The following voted "Nay": Alderman Karras, Rummel and Buschmann.

The Mayor opted to exercise his right to vote on this agenda item.

POINT OF ORDER- Alderman Rummel- Zoning Administration clarification on who is allowed to vote. City Attorney Tappendorf gave clarification to the City Council.

Alderman Buschmann raised a question on first reading and zoning entitlements. City Attorney Tappendorf gave clarification to the City Council.

Mayor Pandaleon asked for a motion to grant final approval for a Zone change. Alderman Goshgarian moved, seconded by Alderman Preschlack. The following voted "Aye": Alderman, Notz, Preschlack, Goshgarian and Weber. The following voted "Nay": Alderman Karras, Rummel and Buschmann.

The Mayor opted to exercise his right to vote on this agenda item.

The following voted "Aye": Mayor Pandaleon. 5-Ayes, 3-Nays, 1-Abstention motion carried.

Mayor Pandaleon asked for a motion to reconsider the item previously voted on and grant final approval of a Special Use Permit, Alderman Preschlack moved, seconded by Alderman Goshgarian. The following voted "Aye": Alderman, Notz, Preschlack, Goshgarian and Weber. The following voted "Nay": Alderman Karras, Rummel and Buschmann.

The Mayor opted to exercise his right to vote on this agenda item.

The following voted "Aye": Mayor Pandaleon. 5-Ayes, 3-Nays, 1-Abstention motion carried.

Mayor Pandaleon reiterated the appreciation of the work of all Boards & Commissions.

The City Attorney clarified that the HPC is the final decision maker, and the City Council would not normally see this item again.

ADDITIONAL ITEMS FOR COUNCIL DISCUSSION/COMMENTS BY COUNCIL MEMBERS

The City Council members were reminded of the Tuesday April 6 election. There was additional discussion regarding the Earth Day beach cleanup event scheduled for Saturday April 17. Mayor Pandaleon made comments regarding the pop-up vaccination site that City staff has been coordinating.

ADJOURNMENT

There being no further business Mayor Pandaleon asked for a motion. Alderman Preschlack made a motion to adjourn, seconded by Alderman Rummel. Motion carried unanimously by voice vote at 9:52 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. Click on I Want To, then click on View, then choose Archived Meetings Videos.