

**THE CITY OF LAKE FOREST
CITY COUNCIL AGENDA**
Monday, April 4, 2022 at 6:30pm.
220 E. Deerpath, Lake Forest, IL 60045

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

1. COMMENTS BY MAYOR

- A. Approval of a Resolution of Appreciation for Retiring Deputy Fire Chief, Kevin Cronin**

A copy of the resolution can be found beginning on **page 29**

COUNCIL ACTION: Approval of a Resolution of Appreciation for Retiring Deputy Fire Chief, Kevin Cronin

2. COMMENTS BY CITY MANAGER

3. OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL
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4. COMMITTEE REPORTS

PUBLIC WORKS COMMITTEE

1. Report on the 2022 Patching & Resurfacing Project (Omnibus Item overview)
- Byron Kutz, Superintendent of Engineering
2. Authorize the City Manager to Execute an Agreement for Construction of the Burr Oak Area Storm Sewer Project to DiMeo Brothers, Inc. in the Base Amount of \$3,896,876 Plus a 10% Contingency of \$389,688. Contingent Upon Final Legal Counsel Approval of the Lake Forest / Lake County Stormwater Management

Commission Inter-Governmental Agreement (SMC IGA hereafter), Approve a Change Order in the Amount of \$655,150 Plus a 10% Contingency of \$65,515 for a Total Not-to-Exceed Project Amount of \$5,007,229

PRESENTED BY: *Michael Thomas, Director of Public Works (810-3540)*

PURPOSE AND ACTION REQUESTED: The Public Works Committee and staff recommend City Council authorize the City Manager to execute an agreement for construction of the Burr Oak Area Storm Sewer Project to DiMeo Brothers, Inc. in the base amount of \$3,896,876 plus a 10% contingency of \$389,688. Contingent upon final City legal counsel approval of the Lake Forest / Lake County Stormwater Management Commission Inter-Governmental Agreement (SMC IGA hereafter), approve a change order in the amount of \$655,150 plus a 10% contingency of \$65,515. This will result in a total not-to-exceed project amount of \$5,007,229. The \$655,150 amount represents narrowing the roadway curve on Western Avenue north of Franklin Place, additional streetscape items in this area, paving northbound Western Avenue, and the installation of a storm sewer on Alden Lane from Tara Lane to Western Avenue.

BACKGROUND/DISCUSSION: In 2014, Baxter & Woodman performed a comprehensive storm drainage study for The City of Lake Forest. The study was updated in October, 2019. Computer models of the City's drainage system were used to identify problem areas and deficient storm sewers. The updated study identified eleven locations to address needed storm sewer improvements.

Two projects were completed within the past four years: The West Fork / Hackberry area and the Forest Hill / Old Elm area. The 2019 updated study identified the next highest priority project being the Burr Oak area. This area is adjacent to and part of the North Western Avenue business district. It encompasses a drainage area east of Green Bay Road, Alden Lane and N. Western Avenue to the north, and Franklin Avenue to the south. Stormwater in this area flows through a single 36" line under the METRA tracks, heads east under Lake Forest High School's property, and outflows into a ravine behind the homes on the east side of Willow Street. From there, the stormwater flows north into Lake Bluff and eventually into Lake Michigan via Lake Bluff's Moffet Road ravine.

On July 17, 2020, staff submitted a grant application to SMC for the State of Illinois Department of Commerce & Economic Opportunity's (DCEO hereafter) "Stormwater Capital Improvement Program". On August 6, 2020, SMC approved a list of fourteen projects for a \$30 million grant award from DCEO; Lake Forest was awarded \$2.75 million. Included in the award amount is a \$314,036 administrative expense Lake Forest is expected to pay SMC to offset SMC's oversight of the grant and reimbursement process. The administrative expense is to be paid to SMC by November, 2022. Based on this, the net amount of \$2,435,964 will be used to offset the total project cost.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	3/3/22	Reviewed and recommended City Council approve the low bid plus a 10% contingency to DiMeo Brothers, Inc., for the entire project cost. Proceeding with the change order amount and it's project

		contingency will be contingent upon final City Attorney review of the Lake Forest / SMC IGA.
City Council	12/6/21	Authorized the City Manager to execute an IGA between the City and SMC for the Burr Oak Storm Sewer Project, based upon final City Attorney review, and approval of a SMC project expense match in the amount of \$314,036 contingent upon the receipt of grant funding
Public Works Committee	11/22/21	Reviewed & recommended approval of draft IGA contingent upon City Attorney final review & approval
Finance Committee	11/8/21	Project update memo provided
Finance Committee	11/9/20	Project update memo provided
Finance Committee	11/12/19	Included in the 5-Year Capital Plan
City Council Workshop	9/16/19	Review of updated storm sewer study

BUDGET/FISCAL IMPACT: Bids for the Burr Oak Area Storm Sewer Project were received and opened on April 9, 2020. The City received a total of five bids.

The following is a summary of the bids received:

BIDDER	BID AMOUNT
DiMeo Brothers, Inc.	\$4,552,026
A-Lamp Concrete Contractors, Inc.	\$4,566,527
Berger Excavating Contractors, Inc.	\$4,582,979
Bolder Contractors	\$4,803,575
DK Contractors	\$4,980,917

Staff is recommending the contract be awarded to the lowest responsible bidder, Di Meo Brothers, Inc. Di Meo Brothers has performed similar underground work for the City in the past in a satisfactory manner. In addition, Di Meo Brothers has installed multiple Storm Traps throughout the Chicagoland area and has provided favorable references for these projects. It is staff's opinion that solid experience installing Storm Traps and having a good working relationship with the Storm Trap company, is crucial for the success of this project.

Once the City learned about the SMC grant opportunity, staff began having regular conversations with DiMeo Brothers about extending their bid price. DiMeo Brothers is eager to construct this project and has therefore extended their bid five different times since April, 2020. Their current letter dated March 25, 2022 (attached on **page 30** of this agenda packet), extends their pricing through April 4, 2022. Staff continues to be in contact with DiMeo Brothers and has explained that the City will execute the additional work once the final IGA between

Lake Forest and SMC has been reviewed and approved by the City's legal counsel. Staff spoke with SMC staff on March 24 and were notified that SMC received a "Notice of State Award" on March 23 approving the \$30 million grant and authorizing reimbursement of all project expenses dating back to October 1, 2021. SMC told City staff that they would like the City to proceed with the project and that they expect to provide a draft IGA to the City by mid-late April. This will be SMC's first project with this grant and they anticipate having a ground breaking ceremony in early May.

If approved by City Council this evening, the project is anticipated to begin in early May. An update letter was sent to the Burr Oak residents and businesses on February 25, 2022 noting that the City intends on proceeding with the project in spring, 2022. Understanding the current status of the grant funding, staff began developing a comprehensive communication plan in mid-December. The plan includes a project specific website with an option to allow for immediate notification of any project updates, electronic sign boards, multiple letters, and meetings with surrounding residents and businesses that will occur this month.

Has City staff obtained competitive pricing for proposed goods/services? **YES**
Below is an estimated summary of project budget:

FY2022 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Capital Fund 311-3703-478.78-21 (Base Amount)	\$4,300,000	\$4,286,564	Y
Capital Fund 311-3703-478.78-21 (Change Order)		\$720,665	N*

* The construction overage (as well as a portion of the base amount), and the \$314,036 SMC administrative expense, will be funded from the SMC grant proceeds. If necessary, a supplemental appropriation ordinance would be submitted for City Council approval at the close of the fiscal year.

COUNCIL ACTION: Authorize the City Manager to Execute an Agreement for Construction of the Burr Oak Area Storm Sewer Project to DiMeo Brothers, Inc. in the Base Amount of \$3,896,876 Plus a 10% Contingency of \$389,688. Contingent Upon Final Legal Counsel Approval of the Lake Forest / Lake County Stormwater Management Commission Inter-Governmental Agreement (SMC IGA hereafter), Approve a Change Order in the Amount of \$655,150 Plus a 10% Contingency of \$65,515 for a Total Not-to-Exceed Project Amount of \$5,007,229

3. Authorize the City Manager to Execute an Agreement for Construction Assistance Services for the Burr Oak Area Storm Sewer Project to GeWalt Hamilton Associates, Inc. in an Amount Not-to-Exceed \$40,250

PRESENTED BY: *Michael Thomas, Director of Public Works (810-3540)*

PURPOSE AND ACTION REQUESTED: The Public Works Committee and City staff are requesting City Council authorize the City Manager to execute an agreement with GeWalt Hamilton Associates, Inc. (GHA hereafter) to provide construction engineering assistance for the Burr Oak area storm sewer project in an amount not-to-exceed \$40,250.

BACKGROUND/DISCUSSION: On November 3, 2021, City staff solicited proposals from engineering firms to provide construction engineering services for the Burr Oak area storm sewer project. Specifically, the engineering firm will review and approve all shop drawing submittals, respond to contractor requests for plan and specification information, provide site visits during construction, review and recommend change order requests, provide final inspections of both the storm trap and pump station, and assist with placing the pump station into service. These services are required regardless of the final scope of the Burr Oak Storm Sewer project.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	3/3/22	Reviewed and recommended City Council approval of construction assistance services to GeWalt Hamilton
City Council	12/6/21	Authorized the City Manager to execute an IGA between the City and SMC for the Burr Oak Storm Sewer Project, based upon final City Attorney review, and approval of a SMC project expense match in the amount of \$314,036 contingent upon the receipt of grant funding
Public Works Committee	11/22/21	Reviewed & recommended approval of draft IGA contingent upon City Attorney final review & approval
Finance Committee	11/8/21	Project update memo provided
Finance Committee	11/9/20	Project update memo provided
Finance Committee	11/12/19	Included in the 5-Year Capital Plan
City Council Workshop	9/16/19	Review of updated storm sewer study

BUDGET/FISCAL IMPACT: Three engineering firms acquired the RFP package and all three submitted proposals. The proposals were reviewed by a committee of staff members. The following table summarizes the proposal amounts provided:

Company Name	Proposal Amount
GeWalt Hamilton Associates, Inc.	\$40,250
Bleck Engineering Company, Inc.	\$49,795
Baxter & Woodman	\$64,960

In addition to being the least cost, GHA's proposal best fulfills the construction assistance needed for this project. GHA has designed Storm Trap projects and has a clear understanding

of the correct installation and start-up requirements of the Storm Trap and pump station. As GHA currently provides City Engineer services, they have reviewed the plans and specifications multiple times during its design phase. They have also worked with the proposed contractor on many projects throughout Lake County. Finally, the Project Manager assigned to this project, recently retired as SMC's Executive Director and has first-hand knowledge of the project and SMC's grant administrative expectations.

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

Below is an estimated summary of project budget:

FY 2022 Funding Source	Amount Budgeted	Amount Requested	Budgeted Y/N
Capital Fund 311-3703-478.78-21	\$4,300,000	\$40,250	Y

COUNCIL ACTION: Authorize the City Manager to Execute an Agreement for Construction Assistance Services for the Burr Oak Area Storm Sewer Project to GeWalt Hamilton Associates, Inc. in an Amount Not-to-Exceed \$40,250

5. ITEMS FOR OMNIBUS VOTE CONSIDERATION

1. Approval of March 7, 2022, City Council Meeting Minutes

A copy of the minutes can be found beginning on **page 31**

COUNCIL ACTION: Approval of March 7 ,2022, City Council Meeting Minutes

2. Approval of the Check Register for the Period of February 26 – March 25, 2022

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

BACKGROUND/DISCUSSION: City Code Section 38.02 sets forth payment procedures of the City. The Director of Finance is to prepare a monthly summary of all warrants to be drawn on the City treasury for the payment of all sums due from the City (including all warrants relating to payroll and invoice payments) by fund and shall prepare a detailed list of invoice payments which denotes the person to whom the warrant is payable. The warrant list detail of invoice payments shall be presented for review to the Chairperson of the City Council Finance Committee for review and recommendation. All items on the warrant list detail recommended for payment by the Finance Committee Chairperson shall be presented in summary form to the City Council for approval or ratification. Any member of the City Council shall, upon request to the City Manager or Director of Finance, receive a copy of the warrant list detail as recommended by the Finance Committee Chairperson. The City Council may approve the warrant list as so recommended by the Finance Committee Chairperson by a concurrence of the majority of the City Council as recorded through a roll call vote.

The Council action requested is to ratify the payments as summarized below. The associated payroll and invoice payments have been released during the check register period noted.

Following is the summary of warrants as recommended by the Finance Committee Chairperson:

Check Register for February 26 - March 25, 2022

	Fund	Invoice	Payroll	Total
101	General	805,548	1,678,999	2,484,547
501	Water & Sewer	70,692	195,193	265,885
220	Parks & Recreation	108,012	386,402	494,414
311	Capital Improvements	45,767		45,767
202	Motor Fuel Tax	4,282		4,282
230	Cemetery	23,913	29,714	53,627
210	Senior Resources	6,224	29,154	35,378
510	Deerpath Golf Course	10,467	2,973	13,439
601	Fleet	57,723	60,468	118,191
416 - 433	Debt Funds	312		312
248	Housing Trust			0
201	Park & Public Land			0
	All other Funds	664,969	176,463	841,432
		\$1,797,908	\$2,559,366	\$4,357,273

The sub-total labeled "All other Funds" includes \$491,872 in Medical/Dental claim payments.

COUNCIL ACTION: Approval of the Check Register for the Period of February 26 – March 25, 2022

3. Approval of a Resolution Reallocating 2022 Volume Cap to the Village of Buffalo Grove, Illinois

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

PURPOSE AND ACTION REQUESTED: Staff requests approval of a resolution reallocating the City's 2022 private activity bond volume cap to the Village of Buffalo Grove, Illinois for the private activity bond clearinghouse (PABC) pool.

BACKGROUND/DISCUSSION: The Federal Tax Reform Act of 1986 imposes a limit on the aggregate amount of "tax exempt private activity" bonds (also known as volume cap) that can be issued by a State. Pursuant to these federal regulations, the State of Illinois has developed a formula by which the State ceiling is allocated among governmental units in the State having authority to issue such bonds.

The Illinois Private Activity Bond Allocation Act provides that a home rule unit of government is allocated an amount equal to \$110 multiplied by its estimated population, which for Lake Forest in calendar year 2022 is \$2,131,690 (19,379 x \$110). By May 1, 2022, the City must take action to grant, reserve or transfer its allocation, or the amount is reserved by the Governor's Office for a pool. The City may transfer its allocation to any other home rule unit of government, the State of Illinois or any agency of the State.

This year, the City has received one request (**page 34**) to transfer its volume cap, as follows:

Organization	Proposed Use	Amount of Transfer Fee
Village of Buffalo Grove (Lake County Partners)	Private Activity Bond Clearinghouse	0.5% or \$10,658.45*

* Paid upon issuance of bonds utilizing the allocated volume cap

Home rule units are not prohibited from charging a fee for transferring their cap. In prior years when economic conditions were more favorable, home rule units were able to induce developers to pay a higher transfer fee than that offered by Lake County Partners. In recent years, however, fewer developers have sought the volume cap due to low interest rates and declines in development activity.

Because the volume cap amount for most municipalities is too small to assist with eligible projects, Lake County Partners created the Clearinghouse in 2000 as a way for Lake County communities to pool their cap and make best use of the allocation locally. Lake County Partners reports that in the past several years, they have seen little activity in the private activity bond market. Since its inception, the clearinghouse has funded nearly \$200 million in local projects, including the construction of 360,000 square feet of new manufacturing space, creation of 648 new manufacturing jobs, renovation of 1,600 multi-family dwelling units, purchase of an estimated 251 homes by “first-time homebuyers”, expansion of a Montessori School, and construction of a new solid waste disposal “cell”.

This is the 17th year under home rule status that the City has been allocated volume cap. The City has transferred its volume cap to Buffalo Grove for the past fifteen (15) years. To date, fee income of \$8,574.78 has been received.

BUDGET/FISCAL IMPACT: Upon issuance of bonds utilizing the City’s volume cap, a transfer fee payment of .5% would be due to the City. Should the entire 2022 allocation be utilized by the pool, the City would receive \$10,658.45.

COUNCIL ACTION: Approval of a Resolution (**page 35**) Reallocating 2022 Volume Cap to the Village of Buffalo Grove, Illinois.

4. Consideration of a Request to Waive the Fidelity Bond Requirement in Connection with the School of St. Mary Holding a Raffle in The City of Lake Forest. (Approval by Motion)

STAFF CONTACT: Margaret Boyer, City Clerk (847.810.3674)

PURPOSE AND ACTION REQUESTED: Staff requests City Council consideration of waiving the fidelity bond requirement in connection with a proposed raffle from the School of St. Mary.

BACKGROUND: In January 2020 the City Council approved an Ordinance Amending Chapter 110, titled “Licenses and Miscellaneous” related to Raffles, to align these sections with recent State of Illinois Legislation. Section 110.0149, J, allows the raffle manager designated by the organization to seek a waiver of the bond requirement from the City Council.

At this time the School of St. Mary is requesting a waiver of the bond requirement and has submitted a request. A copy of the request can be found beginning on **page 37**.

BUDGET/FISCAL IMPACT: N/A

COUNCIL ACTION: Consideration of a Request to Waive the Fidelity Bond Requirement in Connection with the School of St. Mary Holding a Raffle in The City of Lake Forest. (Approval by Motion)

5. Consideration of an Ordinance Amending the City of Lake Forest City Code Regarding the Class C-1 and C-3 Liquor Licenses (First reading and if appropriate final approval)

STAFF CONTACT: *Margaret Boyer, City Clerk, 847-810-3674*

PURPOSE AND ACTION REQUESTED: At the direction of the City's Liquor Commissioner, Staff is requesting consideration of an Ordinance amending the City's Liquor Code to increase the number of liquor licenses in the C-1 and C-3 license categories.

BACKGROUND AND DISCUSSION: The Liquor Commissioner has received a request from the current owners of the Peanut Gallery to operate in a new location located at 588 N. Western Ave. The owners have requested a C-1 liquor license (general restaurant liquor license) and an add-on C-3 liquor license that will allow outdoor service. The restaurant was previously located at 950 N. Western Avenue.

As the Council is aware, the issuance of liquor licenses is under the purview of the City's Liquor Commissioner and the Mayor serves in that role. However, the City Code only authorizes a specific number of liquor licenses and, historically, this number coincides with the current number of licenses issued.

When new requests for liquor licenses are submitted, and after review by the Liquor Commissioner and a determination that the Issuance of a license is appropriate, the City Council is asked to consider an amendment to the Liquor Code to increase the number of available licenses. In this case, the number of C-1 and C-3 liquor licenses will be increased by one each to accommodate The Peanut Gallery. The proposed ordinance increasing the number of Class C-1 and C-3 liquor licenses can be found beginning on **page 38**.

BUDGET/FISCAL IMPACT: The fiscal impact of adding additional licenses in the C-1 and C-3 categories would have a positive impact on liquor license revenues.

COUNCIL ACTION: Consideration of an Ordinance Amending the City of Lake Forest City Code to increase the number of Licenses available in the Class C-1 and C-3 liquor license categories (First reading and if appropriate final approval).

6. Award of the Lowest Responsive and Responsible Proposal for Dialogue Newsletter Printing Services to Lake County Press, Inc., in the Amount of \$40,180 and a contingency in the amount of \$1,800, for a total of \$41,980

STAFF CONTACT: *Dana Olson, Communications Manager, (847-810-3672)*

PURPOSE AND ACTION REQUESTED: City staff request awarding the lowest responsive and responsible proposal for professional services related to the printing and mailing of the City's Dialogue newsletter to Lake County Press, Inc., in the Amount of \$40,180 and a roughly 4.5% contingency in the amount of \$1,800, for a grand total of \$41,980.

BACKGROUND/DISCUSSION: The City of Lake Forest regularly contracts with outside service providers to perform professional printing services for various projects including the quarterly Dialogue Newsletter, Recreation Seasonal Brochure, and the Dickinson Hall News Brief, which are produced and delivered throughout the community.

The Dialogue Newsletter is print publication that is produced quarterly and includes a winter, spring, summer and fall edition. The newsletter is printed and delivered to every home, office, business, and post office box within the corporate limits of Lake Forest. Approximately 8,900 newsletters are distributed each quarter and available to view online.

BUDGET/FISCAL IMPACT: This past winter, the City issued a request for proposal ("RFP") for professional printing and mailing services for the City Dialogue Community-Wide Newsletter, which was released to more than a dozen professional printers in the area, posted on the City's website, and published in the Lake County News Sun. The intent of the solicitation was to identify a printing partner to engage in a three-year professional services agreement for printing services, beginning with FY2023. The City received three responses and a selection committee, comprised of City staff, was formed to review them for responsiveness and compliance.

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

The following is a summary of the three proposals received:

Company Name	Base Proposal Amount (4 issues)
Burke Printing	\$26,580
James W. Smith	\$33,688
Lake County Press, Inc.	\$40,180

Per the specifications listed in the RFP, the City requested respondents to submit pricing proposals on a per issue basis. The proposal amounts above reflect the total base costs for printing and delivery of four issues of the Dialogue for FY2023. They do not include any additional work, including edits or amendments that may be required prior to printing. In addition to pricing, the City requested proposers submit company information and related experience, technical expertise, and qualifications regarding printing services the company provides. Additionally, sample printing work done to the same specifications in the solicitation was requested from each proposer. Reviewing samples of similar work is important in this process specifically, as a redesign of the community-wide newsletter was recently completed, and City staff wanted assurance that the firm demonstrated the technical capacity to deliver a product of equal quality.

After careful review of the responses, the City did not find Burke Printing or James W. Smith to be responsive or compliant to the solicitation's specifications. Neither of these companies provided the requested background company information or samples of work that were requested by the solicitation deadline. It should be noted that due to uncertainties in printing

supply commodities, and current supply chain challenges, some companies opted not to participate in the solicitation. Even those who responded indicated they could only provide one year of pricing for the project. While City staff considered rejecting all proposals for this project, a new contract is needed to stay on track with the newsletter's current printing schedule for the summer publication.

It is for these reasons that City staff is recommending that Lake County Press, Inc. be recommended for a one-year contract to provide professional printing services for Dialogue Newsletter in FY2023. Lake County Press, Inc. has been providing these services for the past several years, and recently completed a three-year agreement with the City for Dialogue Printing services. This vendor has been reliable and transparent with the City and has maintained the quality and consistency in Dialogue printing throughout the City's recent redesign process.

As stated, the base proposal does not include additional fees or expenses that may be related to proof changes or edits needed prior to printing and delivery. Staff is requesting \$450 of contingency funding per issue to cover unanticipated expenses which equates to roughly 4.5% of the contract price per issue.

Below is an estimated summary of Project budget:

FY2023 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
City Council – Printing/Stationary 101-1101-460.60-13	\$36,500	\$36,500	Yes
City Council – Communication/Marketing 101-1101-454.54-21	\$106,230	\$5,480	Yes

Due to the limited proposal responses the City received, staff will be reissuing the RFP next spring. Since the proposal exceeds \$25,000 for the year, City Council approval is required for the contract.

COUNCIL ACTION: Award of the Lowest Responsive and Responsible Proposal for Dialogue Newsletter Printing Services to Lake County Press, Inc., in the Amount of \$40,180 and a contingency in the amount of \$1,800, for a total of \$41,980

7. Approve the Purchase of Mobile Radios for the Fire Department from state bid vendor Motorola Solutions in the Amount of \$100,793.86, of which \$86,137.30 is Grant Funded

STAFF CONTACT: *Fire Chief Pete Siebert, 847.810.3864*

PURPOSE AND ACTION REQUESTED: Staff requests City Council grant authorization to purchase 19 Motorola Mobile radios, installation and necessary accessories. The digital Motorola radios will replace current radio's that have diminishing replacement parts availability, are past standard end-of-life usage capabilities and provide little-to-no interoperable communications.

BACKGROUND/DISCUSSION: The Lake Forest Fire Department is currently a member of the Lake Shore Radio Network (LSRN), an intergovernmental consortium operating and maintaining a

30+ year old VHF radio communications and tower system. The system transmission quality has degraded over the years, necessitating many electronic patches and work-a-rounds, and has now reached the point where several member communities have experienced multiple issues regarding the quality of the radio system operation. A multitude of LSRN tests, checks, studies, and equipment adjustments have been attempted system-wide to improve transmission and reception quality without success.

Most post-incident debriefings and critiques note that radio communications are cited by the Incident Commander and other responders as the major issue affecting the safety and effectiveness of personnel at the incident. This statement is supported by the following reports and standards: USFA-TR099 – Recommendations for Improving Firefighter Communications; NIOSH 2009-100 – NIOSH Communications Report; NIOSH Firefighter Radio Communications Final Report 2003; NFPA 1500 – Section 8.2.1; NFPA 1561 – Section 6.1.6; NFPA 1221 – Section 9.3.6. In addition, the current radios do not comply with the recommendations of the Illinois State Communications Plan regarding available operational channels. The lack of available frequencies has led to ineffective on-scene communication as operations have had to be adjusted to allow for reassignment of frequencies. The Illinois Statewide Interoperability Executive Committee has recognized the P25 digital interoperability standard as the digital radio standard for public safety within the State. The current LFFD radios are analog and do not meet the SIEC standard. With funding from this grant, we can eliminate that weak link in our functional effectiveness and interoperability.

Improved Coverage: Currently, there are radio signal coverage gaps in buildings that are frequently visited in the community by public safety as well as areas along the bluffs, beaches and ravines. With the assistance of Glenview Dispatch, radios were tested by Lake Forest Fire Department staff with a noticeable improvement.

Interoperability:

The compromised ability of Lake Forest FD in communicating directly with Lake Forest PD in the future, if we stay with our current radio system, would be ineffective, inefficient and constitute serious officer and public safety issues. The two departments routinely work together on incidents. The new mobile radios will also enhance communications on calls for mutual aid.

Replace Aging Units: Some of our current VHF Mobile radios have reached end-of-life operating parameters, been discontinued, do not meet new NFPA standards, have diminishing access to spare parts inventory, and require maintenance that is no longer provided by Motorola. Replacing the obsolete units with a new radio allows for more flexibility and future programming options.

BUDGET/FISCAL IMPACT:

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

If no, indicate the specific exception or waiver requested:

Administrative Directive 3-5, Section 6.1D – Government Joint Purchase

Below is an estimated summary of Project budget:

FY2023 Funding Source	Account Number	Amount Budgeted	Amount Requested	Budgeted? Y/N
Emergency Telephone Fund	205-7552-475.75-18	\$101,000	\$100,793.86	Y

* In addition to the purchase of the radios, installation costs are estimated at \$16,091.25, resulting in a total cost of \$116,885.11, compared to a total budget in FY23 of \$117,000. The Fire Department was successful in obtaining an Assistance to Firefighters Grant that will fund \$86,137.30 of the radio purchase, resulting in a net City expense of \$30,747.81.

COUNCIL ACTION: Approve the Purchase of Mobile Radios for the Fire Department from state bid vendor Motorola Solutions in the amount of \$100,793.86, of which \$86,137.30 is Grant Funded

8. Approval to Award a Three-Year Contract to First Student for Recreation Department Program and CROYA Bussing Services.

STAFF CONTACT: *Anthony Anaszewicz, Athletics Program Manager (847-810-3945)*

PURPOSE AND ACTION REQUESTED: The Parks & Recreation Board and staff recommends approval to award a three-year contract for Recreation Department program and CROYA bussing service to First Student.

BACKGROUND/DISCUSSION: The City of Lake Forest currently has two departments, Parks & Recreation and CROYA that utilize various bussing services for programming needs. Under the City's financial policies and to lower operational costs for these various City Departments, the bus transportation needs were put through the formal bid process in February 2022 for a three-year bussing contract.

The City of Lake Forest's bussing needs includes the usage of school busses throughout the year by the Parks & Recreation Department for summer camps and various other programs and events. All Stars & Beyond Day Camp, McCormick Day Camp, and TWIGS Day Camp feature daily and/or weekly shuttles to and from Forest Park Beach and Lake Forest High School for swimming as well as weekly field trips to various locations around the north shore. Other programs including Dance and Squash also utilize bussing for transportation to meets, competitions and performances. CROYA uses school busses for monthly field trips and retreats throughout the year for middle school and high school students as part of their program curriculum.

Public notice to solicit bids was provided on February 8, 2022, with a bid opening date of February 18, 2022. The chosen timetable was driven by the summer camp schedule to prepare for the upcoming camp programs. Staff only received two bids with the pricing in the table below.

RECREATION	2022-2023	2023-2024	2024-2025
First Student	\$ 24,087	\$ 82,208	\$ 87,777
Positive Connection	\$ 59,955	\$157,950	\$165,746

The larger increase shown between year one and two is due to the inclusion of route bussing for our camps. At this time, it isn't determined if that service will be provided, however staff wanted to include it for pricing for year's two and three.

CROYA	2022-2023	2023-2024	2024-2025
First Student	\$ 5,890	\$ 6,080	\$ 6,270
Positive Connection	\$ 9,988.50	\$ 10,500	\$ 11,025

Staff recommends awarding the contract to First Student based on low bid price. First Student was our bus service provider prior to 2008 and provided professional service to our families. Their performance met City standards in the past and staff is confident they will do so over the term of the contract.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Park & Recreation Board	3/15/2022	Approval of staff recommendation

BUDGET/FISCAL IMPACT: Funding for camp bussing is a Parks & Recreation Department program expense and is budgeted in the programs annual operating budget. This cost of bussing is covered by program fees associated with the various programs. Funding for CROYA also comes out of their annual operating budget. Pricing received is based on estimated usage and could fluctuate based on actual program enrollment.

Staff received two (2) bids for the annual program bus service. For year 2 and 3 of proposed pricing, budgets will be built around bid quotes during the budget process for each remaining fiscal year.

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

Below is an estimated summary of Project budget:

FY2023 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Recreation Operating Budget	\$ 25,890	\$ 24,087	Y
CROYA Operating Budget	\$ 10,000	\$ 5,890	Y

COUNCIL ACTION: Approval to Award a Three-Year Contract to First Student for Recreation Department Program and CROYA Bussing Services

9. Approval to Award the Forest Park Boardwalk Project Design to Hey and Associates, Inc. in the Amount of \$60,000.-

STAFF CONTACT: *Chuck Myers, Superintendent of Parks & Forestry, 810-3565*

PURPOSE AND ACTION REQUESTED: Staff requests City Council award of the Forest Park Boardwalk Project Design proposal to Hey and Associates, Inc. in the amount of \$60,000.

BACKGROUND/DISCUSSION: The 2019 Parks and Recreation Department 10-Year Strategic Master Plan identified "Improved Vehicular and Pedestrian Access to Forest Park Beach" as a priority for the department. The original boardwalk built in 1987 provided walking access down to the beach from Forest Park and was a popular feature in the park. The boardwalk provided beautiful scenic views and access to the beach for many years.

The boardwalk was closed in the summer of 2018 due to structural concerns to the boardwalk caused by erosion and shifting of the bluff. Further evaluation concluded that the boardwalk was no longer structurally safe and as a result it was removed later that year. Since the removal of the boardwalk, staff has received numerous comments and concerns about the need for a safe walking path to the beach. Staff has continued to observe pedestrians using the north and south beach access roads, which is prohibited and is a major safety concern. The project was added to the City's CIP as a project designated as a priority 5, projects for which outside funding would be needed to proceed. Staff has been seeking a funding opportunity for the boardwalk project and at this time there are donors that are interested in contributing to the project. The new boardwalk will provide a safer pedestrian walkway to the beach and will be ADA compliant. To move forward with this project, construction documents are needed so that funding can be secured, and the boardwalk can be bid out.

On April 19, 2021, City Council approved Hey and Associates for a bluff stabilization design and they are now in the final stages of that design work. Staff anticipates the design work and construction documents will be complete in May of 2022 and the bluff stabilization project will be released for bid for construction early in the summer of 2022. This will allow for construction to begin in the fall of 2022 and staff would like to see the boardwalk built in conjunction with the bluff stabilization project. This will provide better pricing for the project and limit the disturbance time for park users.

Hey and Associates performed preliminary design work for the addition of a boardwalk **(included on page 42)** and determined that it could be built at the south end of the park once the bluff has been stabilized. The boardwalk entrance would start near the upper south parking lot in the same location as the original boardwalk, however it would not follow the same descent pattern down to the beach. The new boardwalk would crisscross down the bluff in a much shorter span from north to south and would bring pedestrians further north on the beach, to the area near the playground. Based on staff input for the boardwalk design, Hey and Associates also provided a preliminary opinion of cost of approximately \$950,000 to construct the boardwalk.

Bidding the two related projects together will provide cost efficiencies by allowing for preparation of only one bid packet for the overall bluff project. If bid independently, a separate set of full drawings will need to be created and additional coordination will likely be necessary because of how the two projects will interface. Additionally, bidding the projects separately will not guarantee the same contractor, which could present logistical issues, and

would most likely result in a measurably higher cost for construction then if the work is done with the stabilization work.

BUDGET/FISCAL IMPACT: The cost of design and construction documents that will enable the project to be bid with the bluff stabilization project is \$60,000. Due to Hey and Associates extensive knowledge of the bluff and their work on the bluff stabilization design, staff recommends that the City award Hey & Associates a contract for boardwalk construction design that will enable the City to include it with the larger bluff stabilization project bid in the summer of 2022.

Has competitive pricing been obtained for proposed goods/services? No

If no, indicate the specific exception requested:

Administrative Directive 3-5, Section 9.0K – Existing Relationship

Below is an estimated summary of Project budget:

FY2022 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
224-8026-476.76-56 Special Recreation Fund	\$60,000	\$60,000	Y

COUNCIL ACTION: Approval to Award the Forest Park Boardwalk Project Design to Hey and Associates, Inc. in the Amount of \$60,000

10. Award of Bid for the Public Safety Fire Garage Roof Replacement Project to the Lowest Responsive and Responsible Bidder Riddiford Roofing and Authorize the City Manager to Execute an Agreement in the Amount of \$378,636 to Include a 10% Contingency in the Amount of \$38,864 for a Total of \$416,500

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 Public Safety Fire Garage Roof Replacement Project to the lowest responsive and responsible bidder Riddiford Roofing and authorize the City Manager to execute an agreement in the amount of \$378,636 to include a 10% contingency in the amount of \$38,864 for a total of \$416,500.

BACKGROUND/DISCUSSION: The Public Safety Building Roof is comprised of three major areas; the Fire apparatus bay, the south Police garage, and the administrative roof. This project is specifically replacing the Fire apparatus bay and south Police garage portions of roof. These areas total to approximately 13,500 square feet which is approximately 50% of the total facility roof area. Originally installed in 1999, the Fire apparatus bay and south Police garage roof areas are at the end of their twenty-year estimated useful life and need to be replaced. This replacement project was identified as a recommended priority replacement by recently completed Public Safety Building facility condition assessment and by the City's roof consulting firm, Illinois Roofing Consulting Associates (IRCA). In addition, Building Maintenance staff has had to complete numerous leak repairs over the past three years. At this time, the

remaining administrative roof does not need to be replaced. Originally installed in 2005, the administrative roof is in fair condition with approximately four to five years of remaining estimated useful life.

The replacement roof will feature a membrane modified bitumen system. This highly durable system tends to be an industry standard for flat rooftops. Modified bitumen systems have a proven roofing industry track record of low maintenance and high performance. Many current City building flat roofs are a membrane modified bitumen system. This replacement project will be specifically supported by a twenty-year manufacturer's product warranty.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Finance Committee	3/14/2022	Reviewed Budget Increase Request Memo
Public Works Committee	3/3/2022	Reviewed and Recommended Approval

BUDGET/FISCAL IMPACT: On January 27, 2022, City staff and IRCA initiated a public bid process for the Public Safety Fire Garage Roof Replacement. On February 2, 2022, a mandatory pre-bid meeting was held at the project site with four firms in attendance. On February 15, 2022, the public bid closed and in total, three bids were received as outlined below.

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

Firm Name	Dollar Amount Bid
YAD Construction	\$249,050
Riddiford Roofing	\$378,636
L. Marshall, Inc.	\$383,000

Similar to all bid processes, City staff, supported by IRCA, vetted all bids received to ensure bids were both responsive and responsible. YAD Construction's bid was found to be unresponsive. YAD Construction's bid was deemed unresponsive due to failing to properly submit the required manufacturer's affidavit of applicator approval form. This important form attests that the roofing contractor is approved and qualified to install manufacturer's modified bitumen product. It also confirms that the manufacturer will honor the twenty-year product warranty. IRCA did contact the manufacturer directly and confirmed that YAD Construction had executed the form without the manufacturer's consent. Riddiford Roofing's bid was deemed by both responsive and responsible. Riddiford Roofing properly submitted all the required bid materials and has significant positive project experiences and references in completing modified bitumen roof projects.

Below is an estimated summary of Project budget:

FY2023 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Capital Improvement Fund 311-1503-467.67-10	\$420,000	\$416,500	Y

COUNCIL ACTION: Award of Bid for the Public Safety Fire Garage Roof Replacement Project to the Lowest Responsive and Responsible Bidder Riddiford Roofing and Authorize the City Manager to Execute an Agreement in the Amount of \$378,636 to Include a 10% Contingency in the Amount of \$38,864 for a Total of \$416,500

11. Award of the Low Bid for the 2022 Patching & Resurfacing Project to Peter Baker & Son Co. and Authorize the City Manager to Execute an Agreement in the Amount Not to Exceed \$850,000

STAFF CONTACT: *Byron Kutz, P.E., Superintendent of Engineering (810-3555)*

PURPOSE AND ACTION REQUESTED: The Public Works Committee and staff request City Council approval of the Lake Forest share of the Joint 2022 Annual Patching & Resurfacing to Peter Baker & Son in the not to exceed amount of \$850,000.

BACKGROUND/DISCUSSION: Each year engineering staff develops the resurfacing program based on visual inspections, pavement testing, and input from Staff and Council. The results culminate into a 3-yr annual pavement rehabilitation program identifying the streets to be resurfaced each year.

City staff has previously briefed the City Council on Municipal Partnership Initiative (MPI), a program that takes advantage of economies of scale by securing low bid prices among neighboring municipalities who bid similar projects each year. This year, the City joined forces with Lake Bluff to have a joint bid for the Annual Street Resurfacing & Asphalt Patching Program.

In 2022, the City plans to resurface approximately 1.2 center-lane miles of streets and 3,000 square-yard of patches. The streets to be resurfaced are:

Street	From	To
MILLBURNE RD	OLD MILL RD	SHAWFORD WY
RIDGE RD	MELLODY RD	RT 60
CONWAY RD	TELEGRAPH RD	STABLEWOOD LN
ALDEN LN	GREEN BAY RD	TARA LN

Upon approval of the contract, Lake Forest and Lake Bluff will meet with the contractor separately to obtain tentative schedules for each community. The schedule is anticipated from early May to late July. Upon confirming the start date of the project, a letter will be sent to residents and businesses within the limits of the project two weeks prior to start of construction. The City's website, under "Construction Updates", will also provide details on the construction schedule.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	3/3/2022	Reviewed & Recommended City Council Approval
Finance Committee	11/8/2021	Included with FY '23 Capital Plan

BUDGET/FISCAL IMPACT: The project was placed out to bid in early-February with a subsequent bid opening on February 24, 2022. Six contractors picked up plans, with a total of three bids received. The bid prices consist of bid quantities that are to be completed by both municipalities, Lake Forest, and Lake Bluff as part of their respective resurfacing and patching programs. Both municipalities are scheduled to award their respective contracts in Spring 2022. City engineering staff will oversee the contractor in Lake Forest, and work with the Communications Manager to ensure progress updates are provided weekly to the public.

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

The following is a summary of the three bids received:

Company Name	Bid Amount
Peter Baker & Son Co.	\$854,668.59
Schroeder Asphalt Services, Inc.	\$938,966.32
Chicagoland Paving Contractors, Inc	\$982,813.09

The low bidder, Peter Baker & Son Co., has worked for the City in the past and the work was deemed satisfactory to City staff. The Lake Forest share of the bid from Peter Baker in the amount of \$854,668.59 covers all the resurfacing, and patching quantities included in the bid documents. Staff recommends reducing the scope of pothole patching by \$4,668.59 to fit within the \$850,000 budget. This is a unit-price contract in which the contractor is only paid for the actual quantity of work performed.

Below is an estimated summary of the project budget:

FY 2023 Funding Source	Total Amount Budgeted	Amount Requested	Budgeted Y/N
Capital Fund 311-3703-467.67-11	\$750,000	\$750,000	Y
Capital Fund 311-3703-467.67-32	\$100,000	\$100,000	Y

COUNCIL ACTION: Award of the Low Bid for the 2022 Patching & Resurfacing Project to Peter Baker & Son Co. and Authorize the City Manager to Execute an Agreement in the Amount Not to Exceed \$850,000

12. Consideration of an Ordinance Approving a Recommendation from the Historic Preservation Commission. (First Reading and if Desired by the City Council, Final Approval)

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

The following recommendation from the Historic Preservation Commission is presented to the City Council for consideration as part of the Omnibus Agenda.

550 Hathaway Circle – The Commission recommended approval of a building scale variance to allow construction of an additional garage bay and expanded second floor space. Two

neighboring property owners submitted letters in support of the petition. This petition was also considered by the Zoning Board of Appeals as detailed in the following agenda item.
(Approved 4 – 0)

The Ordinance approving the petition, with key exhibits attached, is included in the Council's packet beginning on **page 43**. The Ordinance with complete exhibits is 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 Ordinance approving the building scale variance as recommended by the Historic Preservation Commission

13. 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:

550 Hathaway Circle – The Zoning Board of Appeals recommended approval of a rear yard variance to allow construction of a garage addition with a partial second floor and a side yard variance to allow installation of an air conditioning unit in the setback areas. Two letters in support of the petition were submitted by neighboring property owners. Approval of a building scale variance was recommended by the Historic Preservation Commission as detailed in the previous agenda item. (Board vote: 7-0, approved)

471 Illinois Road – The Zoning Board of Appeals recommended approval of a lot-in-depth setback variance to allow construction of two single story additions and installation of air conditioning units in the setback areas. Four letters in support of the petition were submitted by neighboring property owners. (Board vote: 7-0, approved)

983 Maplewood Road – The Zoning Board of Appeals recommended approval of a variance to allow a replacement residence to be located within the lot-in-depth setback in a similar footprint to the existing house which will be demolished. The Historic Preservation Commission issued a Certificate of Appropriateness approving the demolition of the existing house and approving the design aspects of the new residence. No public testimony was presented to the Board on this petition. (Board vote: 7-0, approved)

50 June Terrace – The Zoning Board of Appeals recommended approval of variances to allow a replacement residence and attached garage to be located within the front and rear yard setback areas and recognized the nonconforming condition of a portion of the existing driveway which will remain partially within the side yard setback. Correspondence was received from two neighboring property owners stating support for the project and expressing concern about construction traffic. The Board required that a construction vehicle and materials staging plan be submitted to staff for review with direction to minimize congestion from construction traffic to the extent possible. This

petition was also considered by the Building Review Board as detailed in the following agenda item. (Board vote: 7-0, approved)

612 Woodland Road – The Zoning Board of Appeals recommended approval of a variance to allow dormer additions and a single story addition to encroach slightly into the steep slope setback generally consistent with the siting of the existing house. The Board acknowledged that the City Engineer reviewed the plans and recommended support of the variance. The Historic Preservation Commission issued a Certificate of Appropriateness approving the design aspects of this project. No public testimony was submitted on this petition. (Board vote: 7-0, approved)

The Ordinances approving the petitions as recommended by the Zoning Board of Appeals, with key exhibits attached, are included in the Council packet beginning on **page 55**. 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.

14. 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:

383 Illinois Road – The Building Review Board recommended approval of a new front porch and other alterations on the front elevation. No public testimony was presented to the Board on this petition. (Board vote: 6-0, approved)

242 Ahwahnee Lane – The Building Review Board recommended approval of building scale variance to allow the addition of a rear screen porch. No public testimony was presented to the Board on this petition. (Board vote: 6-0, approved)

50 June Terrace – The Building Review Board recommended approval of demolition of the existing house and approval of a replacement duplex residence. Correspondence was received from two neighboring property owners stating support for the petition. The Zoning Board of Appeals also recommended approval of this petition as detailed in the previous agenda item. (Board vote: 6-0, approved)

405 Oak Knoll Drive – The Building Review Board recommended approval of a new residence on a vacant lot in the Oak Knoll Woodlands subdivision. No public testimony was presented to the Board on this petition. (Board vote 6-0, approved)

455 Oak Knoll Drive – The Building Review Board recommended approval of a new residence on a vacant lot in the Oak Knoll Woodlands subdivision. No public testimony was presented to the Board on this petition. (Board vote 7-0, 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 93**. 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.

15. Consideration of Recommendations from the Plan Commission and Building Review Board in Support of Adaptive Reuse and Expansion of an Existing Office Building at 1401 N. Western Avenue for Multi-Family Residential Use (Waive First Reading and Grant Final Approval of Ordinances)

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

PURPOSE AND ACTION REQUESTED: The Council is asked to consider recommendations from the Plan Commission and Building Review Board in support of changes to an existing office building to allow adaptive reuse of the building for multi-family residential units.

BACKGROUND AND DISCUSSION: The 1401 N. Western Avenue building is located at the north end of the City's Central Business District. This area is characterized by a mix of multi-family development and a limited amount of small scale office, retail, and service businesses. The property in this petition is located on the east side of Western Avenue, immediately adjacent to the railroad tracks to the east. The property is developed with a two story office building, designed in a contemporary style, built in the late 1970's. The area is a mix of one, two and three story buildings.

The contract purchaser proposes to adaptively reuse and expand the existing office building at 1401 N. Western Avenue for nine multi-family residential rental units. The footprint of the building will remain the same except for the front façade which will be infilled to eliminate the angle element, a third floor will be added, and the exterior materials will be updated.

A Special Use Permit is required for the project to authorize a Central Business District (CBD) Planned Development. The CBD Planned Development provisions in the Zoning Code offer incentives, increased square footage and flexibility around other requirements of the zoning district, to encourage desired uses and appropriate development and redevelopment in the business district.

The Plan Commission recommended approval of a Special Use Permit to allow a floor area ratio of up to 1.0 as provided for in the B-2 zoning district and flexibility to landbank a small portion of the site for future parking, if needed, rather than require build out the additional parking spaces now. The Plan Commission report is included at the end of the Council packet and provides more information on the proposed development. After conducting a public hearing on February 9th and March 9th, the Commission voted 5 to 0 to recommend approval of the Special Use Permit to the City Council. Several community members spoke in support of the petition noting that it could encourage investment in other buildings in the area and will add residents to support the nearby business district.

The Building Review Board voted 6 to 0 to recommend approval of the design aspects of the development including the addition of a third floor, a height variance to allow the third floor to exceed the 35 foot height limitation by two feet two feet alterations to the front façade and updating of exterior materials.

The Ordinances approving the Special Use Permit and the design aspects of the building are included at the end of the Council packet.

BUDGET/FISCAL IMPACT: The proposed project is expected to increase the property value and will generate building permit and impact fees. The adaptive reuse of the building for residential units will further the goal of adding to the diversity of housing options close to the City's Central Business District.

COUNCIL ACTION: If determined to be appropriate by the City Council, waive first reading and grant final approval of a Special Use Permit for a CBD Planned Development as provided for in the B-2 zoning district and as recommended by the Plan Commission.

AND

If determined to be appropriate by the City Council, waive first reading and grant final approval of an ordinance approving the design aspects of the addition and alterations to the building at 1401 N. Western Avenue.

COUNCIL ACTION: Approval of the Fifteen (15) omnibus items as presented.

6. OLD BUSINESS

7. NEW BUSINESS

- 1. Consideration of a Recommendation from the Parks and Recreation Board in Support of Improvement of the Athletic Fields at Deerpath Park with Artificial Turf Fields and a Request for Authorization to Proceed with Next Steps to Implement the Recommendation.**

PRESENTED BY: *Sally Swarthout, Director- Parks, Recreation, and Forestry (847-810-3942)*

PURPOSE AND ACTION REQUESTED: On March 15, 2022, the Parks and Recreation Board voted 5 to 1 to support improvement of the athletic fields at Deerpath Park with artificial turf. City Council consideration of the Board's recommendation and authorization to proceed with the necessary steps to implement the recommendation is requested.

BACKGROUND/DISCUSSION: In 2019, the Friends of Lake Forest Parks and Recreation Foundation provided funding to support a community-wide effort to the Comprehensive Parks Master Plan ("the Master Plan"). Based on community input gathered through surveys, stakeholder meetings, and individual interviews, the updated Plan which was endorsed by the Parks and Recreation Board and accepted by the City Council, identified community priorities related to parks and recreation facilities of all kinds. One of the top priorities identified was to develop an athletic field complex with artificial turf to improve playability of the fields and

increase opportunities for local youth, particularly given the increasing frequency of significant rainfall events. The Parks and Recreation Board and City staff have taken various steps to conduct thorough due diligence around this priority and have made significant efforts to seek public input, respond to questions, conduct research and consider options.

ACTIVITY TO DATE: The table below summarizes activities and actions to date that have taken place in furtherance of implementing one of the priorities identified in the Master Plan, development of an athletic field complex with artificial turf fields.

Review Body or Activity	Date	Comments
Parks and Recreation Board City Council	2019	Approval of updated Master Plan
Athletic Field Feasibility Study	2020	Assessed current usage and conditions
City Council Workshop	July 2021	High level review of improvement options for Deerpath Park
Community Survey	Fall 2021	Completed by 730 residents Results included in packet, page 137
Community Engagement Session	December 2021	60 attendees Summary included in packet, page 139
Community Engagement Session and Online Comment Form	February 2022	120 attendees and 88 comment forms Summary included in packet, page 145
Parks and Recreation Board	March 2022	Recommendation approved. Staff memo to Parks and Recreation Board included in packet, page 154

OPTIONS CONSIDERED AND EVALUATION CRITERIA: Throughout the study process, four overall options were considered.

- Maintain the status quo with respect to the conditions and maintenance of the athletic fields.
- Reconstruct the athletic fields with improved natural grass conditions.
- Reconstruct the athletic fields with a synthetic turf playing surface.
- Reconstruct the fields with a mix of natural and synthetic playing surfaces (a hybrid approach).

During the public process, it was acknowledged that each of the options offers pros and cons. The Parks and Recreation Board's challenge was to evaluate, based on information and feedback provided during the public process, which option best meets the long-term needs of the community. Criteria for evaluating each option began to take shape based on the results of the survey. These criteria were refined, expanded and ranked by residents during the Community Engagement Sessions. As noted above, additional detail compiled from the

survey and the Engagement Sessions is included in the Council's packet. In summary, the ten evaluation criteria identified through the public process and the ranking of those criteria is provided below with the "number ones" being the highest community priorities based on the input received from residents.

1. Maximize field playability
1. Player safety
1. Maximize field usage and condition
4. Player/user group expectations
5. Operational Efficiencies
6. Environmental Sustainability
7. Parking availability and traffic
7. Enhanced/improved on site amenities
9. Financial/operational cost
10. Economic development opportunity

AREAS OF FOCUS AND CONCLUSIONS: The community engagement process revealed that there was almost *unanimous agreement* that improved athletic fields are needed in the community. The primary users of the Deerpath Park athletic fields, which are conveniently located near the Recreation Center and Deerpath Middle School, are Lake Forest Parks and Recreation program participants, Deer Path Middle School students, and local athletic organizations.

In response to questions about artificial turf, City staff contacted representatives of 13 communities including representatives of municipalities, park districts and schools, including local representatives from Lake Forest High School, Lake Forest College and Lake Forest Academy all of which have artificial turf fields. A detailed summary of the feedback received is included in the Council packet beginning on **page 161**. In summary, those contacted expressed satisfaction with the artificial turf fields from performance, playability, maintenance, and safety perspectives. Of interest, two communities with strong environmental sustainability programs, the Village of Oak Park and the City of Evanston, recently installed synthetic turf fields to meet community needs. Opportunities to incorporate sustainable techniques and approaches can be incorporated into the engineering and design of artificial turf fields. Based on preliminary cost analysis completed by Gewalt Hamilton Associates, a professional civil engineering firm with experience developing athletic sports complexes, the long-term cost comparison of the various options, natural turf fields, artificial turf fields, and a mix of the two, appears to be similar when factoring both upfront capital investments and recurring operating and maintenance costs. A preliminary financial analysis is included in the Council packet on **page 170**. Refined cost estimates will be developed as part of the design engineering process.

Following the public review process, the Parks and Recreation Board concluded that reconstruction of the athletic fields at Deerpath Park with a synthetic turf playing surface is the approach that best responds to the priority identified in the Comprehensive Parks Master Plan to provide improved athletic fields. It was also the option that best aligns with the aggregate community priorities as identified by residents through the City's robust public engagement processes. Synthetic turf fields will maximize playability, significantly reduce cancellation of practices, can be achieved over the long-term for a cost reasonably similar to other options and, with careful thought, design and planning can incorporate environmentally sustainable features.

CORRESPONDENCE: Written correspondence was received from various local interest groups, both users and nonusers of athletic fields. Correspondence received from Lake Forest interest groups is included in the Council packet beginning on **page 171**.

BUDGET/FISCAL IMPACT: Funding for an engineering and design study for athletic field improvements is identified in the FY2023 Capital Improvement Plan. Once the Request for Proposals process is completed, a recommendation for engaging the firm selected through the process will be presented to the City Council for consideration. Completion of design engineering work will allow the City Council to have an informed discussion on future construction funding at the November, 2022 capital budget workshop.

COUNCIL ACTION: Options for Council consideration are offered below.

Approve the recommendation from the Parks and Recreation Board and authorize and direct the City Manager to conduct a Request for Proposals process to select a firm to complete an engineering and design study for artificial turf athletic fields at Deerpath Park. After completion of the Request for Proposals process, return to the City Council for consideration of the award of the contract.

OR

Reject the recommendation from the Parks and Recreation Board and authorize and direct the City Manager to conduct an RFP process for an engineering and design study for natural turf athletic fields or a hybrid approach at Deerpath Park. After completion of the Request for Proposals process, return to the City Council for consideration of the award of the contract.

OR

Table the discussion of athletic field improvements.

8. ADDITIONAL ITEMS FOR DISCUSSION/ COMMENTS BY COUNCIL MEMBERS
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9. ADJOURNMENT

A copy of the Decision Making Parameters is included beginning on **page 28** of this packet.

Office of the City Manager

March 30, 2022

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.



RESOLUTION OF APPRECIATION

WHEREAS, KEVIN J. CRONIN has been a dedicated employee of The City of Lake Forest since July 29, 1998; and

WHEREAS, KEVIN J. CRONIN will honorably retire from the City on **April 1, 2022**; and

WHEREAS, KEVIN J. CRONIN served in the following positions during his dedicated career: *Firefighter, Firefighter/Paramedic, Fire Lieutenant, Fire Battalion Chief, Deputy Fire Chief, member of the Lake County HazMat Team, MABAS Divisions 4 SRT Operations Chief, Foreign Fire Insurance Board Member, Lake Forest Firefighters Association Board, Lake Forest Public Education, and Lake Forest Fire Training Officer. In addition, KEVIN J. CRONIN* obtained a Bachelor's Degree from Southern Illinois University, and received numerous accommodations and letters of gratitude for outstanding service throughout his career.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE FOREST that the Council, on behalf of the administration and residents of the community, hereby expresses its appreciation and gratitude to **KEVIN J. CRONIN** for a public service faithfully performed; and

BE IT FURTHER RESOLVED that this Resolution be appropriately inscribed and conveyed to KEVIN, with a copy to be included in the official minutes of the April, 4th 2022 meeting of the Lake Forest City Council.

George A. Pandaleon, Mayor

DiMeo Bros., Inc.

720 Richard Lane
Elk Grove, IL 60007

Phone 847.640.2240
Fax 847.640.2221

March 25th, 2022

City of Lake Forest
Attn: Mr. Michael Thomas, Director of Public Works
220 E. Deerpath
Lake Forest, IL 60045

RE: Burr Oak Area Storm Sewer Bid


Dear Mr. Thomas,

Regarding our Burr Oak Area Storm Sewer bid for \$4,552,026, we would like to extend our pricing until April 4th, 2022.

Understandably, these are challenging times due to the COVID-19 pandemic, the unfortunate war in the Ukraine, projects may have a difficult time being fully funded. We wanted to give you some reassurance that our pricing be maintained.

Thank you to you and your staff for considering our company for this project. Please let me know if you need additional information to move forward with this project.

Best Regards,



John DiMeo
DiMeo Bros., Inc.

The City of Lake Forest
CITY COUNCIL MEETING
Proceedings of the Monday, March 7, 2022
City Council Meeting - City Council Chambers
220 E Deerpath

CALL TO ORDER AND ROLL CALL: The Assistant City Manager asked for a motion to appoint Alderman Morris as Mayor Pro Tem. Alderman Rummel made a motion to appoint Alderman Morris as Mayor Pro Tem, seconded by Alderman Buschmann. Motion carried unanimously by voice vote. Mayor Pro Tem Morris called the meeting to order at 6:30pm

Present: Alderman Morris, Alderman Rummel, Alderman Notz, Alderman Goshgarian, Alderman Buschmann and Alderman Weber.

Absent: Honorable Mayor Pandaleon, Alderman Preschlack and Alderman Karras.

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE was recited.

REPORTS OF CITY OFFICERS

COMMENTS BY MAYOR

Mayor Pro Tem Morris provided a written statement provided by Mayor Pandaleon regarding returning to in-person meetings.

The City Council discussed their excitement to move forward with in-person meetings.

A. Approval of a Resolution of Appreciation for Retiring Employee, Paul D. Petersen

Mayor Pro Tem Morris read the Resolution of Appreciation for retiring Code Enforcement Officer, Paul D. Petersen

COUNCIL ACTION: Approve the Resolution of Appreciation for Retiring employee, Paul D. Petersen

Mr. Petersen thanked the City Council for their kind remarks and recognition. He expressed his gratitude for all of those who he has worked with throughout his tenure with the City. Additionally, Mr. Petersen thanked his family for supporting him throughout his career with the City of Lake Forest.

Alderman Weber made a motion to approve the Resolution of Appreciation for Retiring employee, Paul D. Petersen seconded by Alderman Rummel. Motion carried unanimously by voice vote.

COMMENTS BY CITY MANAGER

A. Update on the ComEd Bridge Replacement and Deerpath Road

City Manager, Jason Wicha provided a brief update regarding the ComEd Bridge replacement project and closure of Deerpath Road. He asked Director of Public Works, Michael Thomas, to provide a more in-depth presentation regarding the project. Mr. Thomas displayed three projects begin completed along Deerpath road which included the IDOT Pump Station project, The Deerpath Water Main replacement project, and

the ComEd bike path bridge replacement. He provided in-depth descriptions of each project timeline, and the benefit of completing each project in the order stated to allow for minimal impacts to residents. Additionally, Mr. Thomas provided background information regarding the contractor being utilized to complete the bike path project, in addition to the meetings and coordination with all parties involved.

The City Council had lengthy discussion regarding notice to residents, traffic detours, bike route detours, and the overall look of the new bridge.

Mr. Thomas explained the notice sent to the various stakeholders impacted by the construction and detour.

City Manager, Jason Wicha reminded the City Council of the Budget Workshop meeting taking place on Monday, March 14, at Dickinson Hall beginning at 5:00 pm.

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

COMMITTEE REPORTS

ITEMS FOR OMNIBUS VOTE CONSIDERATION

1. **Approval of February 22, 2022, City Council Meeting Minutes**
2. **Approval of the Check Register for the Period of January 29 to February 25, 2022**
3. **Approval of Resolutions Required for Bank Purposes to Amend Authorized Signers on City bank accounts.**
4. **Approval and Authorization for the Lake Forest Fire Department to Enter into an Agreement with Andres Medical Billing, Ltd. for Ambulance Billing Services for a Period of 5 Years**
5. **Approval of a Request from the Cemetery Commission to Purchase Cremation Niche Fronts, at the Cost of \$190,500, as part of the Memorial Garden Phase II Project.**
6. **Approval of the Annual Tree Purchasing for FY2023.**
7. **Award of the Low Bid for the 2022 Crack Sealing Project to Patriot Pavement Maintenance Inc., and Authorize the City Manager to Execute an Agreement in the Amount Not to Exceed \$35,000**
8. **Approval of the 2022 Pavement Management Program to Infrastructure Management Services and Authorize the City Manager to Execute an Agreement in the Amount Not to Exceed \$125,000**
9. **Award of the Low Bid for the Waveland Park & Forest Avenue 2022 Parking Lot Improvements to Maneval Construction and Authorize the City Manager to Execute an Agreement in the Amount of \$397,912.78 as well as Approving a 10% Contingency in the Amount of \$39,791.27 for a Total Cost of \$437,704.05 and the approval of a purchase from Carbon Day EV Charging in the amount of \$24,426 for two EV stations**

10. **Approve Two Year Agreement with Midwest Power Industry, Inc. to the Replace Water Treatment Plants Variable Frequency Drives included in the FY2023 & FY2024 C.I.P. Budget for the Sum of \$362,511 Plus a 5% Contingency of \$18,125 for a Total of \$380,636.**
11. **Consideration of Ordinances Approving Recommendations from the Building Review Board. (First Reading, and if Desired by the City Council, Final Approval)**
12. **Consideration of a Recommendation from the Plan Commission in Support of Tentative and Final Plat Approval of the James Shepard Resubdivision for Property addressed as 1361, 1371 and 1373 Edgewood Road. (Approval by Motion.)**

COUNCIL ACTION: Approval of the twelve (12) Omnibus items as presented

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

The City Council had additional discussion regarding item #6. Mayor Pro Tem Morris 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 Weber made a motion to approve the twelve (12) Omnibus items as presented, seconded by Alderman Notz. The following voted "Aye": Alderman Morris, Rummel, Notz, Goshgarian, Buschmann and Weber. The following voted "Nay": None. 6-Ayes, 0 Nays, motion carried.

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

ORDINANCES

OLD BUSINESS

NEW BUSINESS

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

ADJOURNMENT

There being no further business Mayor Pandaleon asked for a motion. Alderman Goshgarian made a motion to adjourn, seconded by Alderman Rummel. Motion carried unanimously by voice vote at 7:06 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.

January 25, 2022

Mr. Jason Wicha, Village Manager
City of Lake Forest
Sent via email to: wichaj@cityoflakeforest.com

Dear Mr. Wicha:

I am writing to request your municipality's participation in Lake County's Private Activity Bond Clearinghouse (PABC) in 2022. Each year, Lake County Partners contacts the home rule communities in Lake County to request a pooling together of the volume cap to ensure the best use of our collective private activity bond allocation. The PABC cap for each year is transferred to the Village of Buffalo Grove, the Pool's host home rule community. *If your municipality is interested in participating, your governing body must approve a resolution and submit it to the Governor's Office before April 29, 2022. A sample resolution is attached for your use.*

Since its inception, the Lake County PABC has funded nearly \$200,000,000 in local projects, which has resulted in the construction of over 360,000 sq. ft. of new manufacturing space, the creation of 648 new manufacturing jobs, the renovation of 1,600 multi-family dwelling units, the purchase of an estimated 251 homes by first-time homebuyers, the expansion of a Montessori School, and the construction of a new solid waste disposal cell.

Please click on the following link to review the: ["State of Illinois' Guidelines and Procedures for the Allocation of Private Activity Bonding Authority in Accordance with the Tax Reform Act of 1986 and 30 ILCS 345"](#). Per page 4 of this document, this year's per capita amount is \$110.00, and the population data estimates outlined within these guidelines are based on Census information. **The population estimate for City of Lake Forest is 19,379, bringing your municipality's 2022 allocation to \$2,131,690.**

Your municipality's approval of a resolution to transfer its volume cap to the Village of Buffalo Grove will preserve the volume cap in Lake County for a three-year period for the important reasons outlined above. **Lake County Partners therefore requests that you place a resolution similar to the attached example on your Board's schedule for approval and forward the approved resolution to the attention of the Governor's Office as soon as possible in the manner outlined within page 3 of the above hyperlinked Guidelines and Procedures document; please note that all reporting submissions are to be submitted in both hard copy and electronic format.**

Please copy me at bprusila@lakecountypartners.com on your Board's actions and subsequent notification to the Governor's Office, or notify me if your community chooses not to participate in this year's pool so that we may more effectively manage the process next year. If you have any specific questions or concerns, please feel free to get in touch directly at 773-706-0057.

We appreciate your support and look forward to working with you.

Sincerely,



Barbara C. Prusila
Marketing & Communications Director

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF LAKE FOREST, ILLINOIS
REALLOCATING 2022 VOLUME CAP
TO THE VILLAGE OF BUFFALO GROVE, ILLINOIS**

WHEREAS, the City of Lake Forest, Lake County, Illinois the ("City"), is a municipality and a home rule unit of government duly organized and validly existing under Section 6(a) of Article VII of the 1970 Constitution and laws of the State of Illinois; and

WHEREAS, certain tax exempt private activity bonds may be issued only if sufficient volume cap pursuant to Section 146 of the Internal Revenue Code of 1986, as amended (the "Code"), is available for the bonds; and

WHEREAS, pursuant to the Code, the City has been allocated volume cap equal to \$110.00 per resident of the City in calendar year 2022, or \$2,131,690 for the issuance of such tax exempt private activity bonds; and

WHEREAS, pursuant to Section 6 and Section 6.1 of the Illinois Private Activity Bond Allocation Act, 30 ILCS 345/1 *et seq.* (the "Bond Allocation Act), and the Guidelines and Procedures promulgated thereunder, the City may, prior to May 1, 2022, reallocate to other home rule units of government the volume cap allocated to the City by the Code for their issuance of such tax exempt private activity bonds or for subsequent transfer or reallocation; and

WHEREAS, the City has not used any of its 2022 volume cap and has no present intention to use the same; and

WHEREAS, the Lake County Partnership for Economic Development, Inc. has offered Lake County home rule communities the opportunity to participate in a program to combine their respective volume cap allocations and create a Private Activity Bond Clearinghouse Pool (the "Pool") to facilitate the issuance of tax-exempt private activity bonds to finance, manufacturing and multi-family housing commercial projects in Lake County, Illinois, for economic development purposes ("Eligible Projects"); and

WHEREAS, the Village of Buffalo Grove, a home rule unit of government ("Buffalo Grove"), pursuant to its Resolution No. 2001-51 adopted December 17, 2001, agreed to host the Pool and to reserve its own volume cap, and accept volume cap reallocated to Buffalo Grove by other home rule units of government, for the issuance of tax-exempt private activity bonds placed through the Pool to finance Eligible Projects; and

WHEREAS, Buffalo Grove has requested that the City reallocate all of its 2022 volume cap to Buffalo Grove to be used for the issuance of tax-exempt private activity bonds placed through the Pool to finance Eligible Projects;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE FOREST, LAKE COUNTY, ILLINOIS, as follows:

Section 1: Recitals. The foregoing recitals are incorporated in and made a part of this Resolution by this reference as findings of the City Council.

Section 2: Transfer and Reallocation of 2022 Volume Cap. Pursuant to Section 6 and Section 6.1 of the Bond Allocation Act and the Guidelines and Procedures promulgated thereunder, the City irrevocably agrees to, and does hereby, transfer and reallocate all of its 2022 volume cap to Buffalo Grove to be used for the issuance of tax-exempt private activity bonds placed through the Pool to finance Eligible

Projects as directed by the Advisory Committee created pursuant to Buffalo Grove Resolution No. 2001-51.

Section 3: Agreement. This Resolution shall constitute the agreement of the City to a different allocation under Section 146(e)(3) of the Code and the writing required under Section 6 of the Bond Allocation Act.

Section 4: Warranty. The City covenants and warrants that it has taken no action or issued bonds that would abrogate, diminish, or impair its ability to fulfill the written agreement, covenants, and undertakings on its part under this Resolution.

Section 5: Authorization. As required by the Bond Allocation Act and the Guidelines and Procedures promulgated thereunder, a certified copy of this Resolution shall be transmitted to the Office of the Governor of the State of Illinois. Any and all appropriate and proper officers, officials, agents, and employees of the City are hereby authorized, empowered, and directed to take all necessary and advisable actions, and to execute all such documents and certificates, as may be necessary to further the purposes and intent of this Resolution.

Section 6: Maintain Record. The City shall maintain a written record of this Resolution in its records for so long as the bonds to which the volume cap transferred by this Resolution is reallocated remain outstanding.

Section 7: Effective Date. This Resolution shall be in full force and effect from and after its passage and approval as required by law and is enacted by the City pursuant to its powers under the laws of the State of Illinois and the Illinois Constitution of 1970 and its home rule powers.

PASSED this ____ day of _____, 2022

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of _____, 2022

Mayor

ATTEST:

City Clerk



SCHOOL OF ST. MARY

To Learn, To Serve, To Lead

March 16, 2022

Mayor Pandaleon
The City of Lake Forest
220 E. Deerpath
Lake Forest, IL 60045

Dear Mayor Pandaleon,

The Parents Association of the School of St. Mary is asking for the City Council's consideration of a waiver for the requirements of the fidelity bond regarding our Tuition Raffle license application. The Tuition Raffle includes items with an estimated value of approximately \$5,000 and we anticipate the number of tickets to be sold at 500.

Thank you in advance for your consideration.

Sincerely,

Melissa Haak
Director of Development and Marketing
School of St. Mary, Lake Forest

*Thank you George for your consideration!
God Bless You,
Debra Quakernack*



THE CITY OF LAKE FOREST

ORDINANCE NO. 2022-_____

**AN ORDINANCE AMENDING THE LAKE FOREST CITY CODE REGARDING
THE CLASS C-1 AND C-3 LIQUOR LICENSES**

Adopted by the City Council
of the City of Lake Forest
this ____ day of _____ 2022

Published in pamphlet form by direction
and authority of The City of Lake Forest
Lake County, Illinois
this ____ day of _____ 2022

THE CITY OF LAKE FOREST
ORDINANCE NO. 2022 - _____

**AN ORDINANCE AMENDING THE LAKE FOREST CITY CODE REGARDING
THE CLASS C-1 AND C-3 LIQUOR LICENSES**

WHEREAS, the City of Lake Forest is a home rule, special charter municipal corporation;
and

WHEREAS, the City has adopted certain alcoholic beverage regulations designed to protect the health, safety and welfare, which regulations are codified in Chapter 111 of the City Code of Lake Forest, 2013 ("***Liquor Code***");

WHEREAS, The City of Lake Forest desires to amend its Liquor Code to increase the number of liquor licenses in the C-1 and C-3 categories to accommodate applications filed by a local entity for a new restaurant operation; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Lake Forest, County of Lake, and State of Illinois, as follows:

SECTION ONE: Recitals. The foregoing recitals are incorporated as the findings of the City Council and are hereby incorporated into and made a part of this Ordinance.

SECTION TWO: Amendment to Section 111.037. Section 111.037 of the City Code, entitled "Number of Licenses," is amended as follows (deletions in ~~striketrough~~ and additions in **bold** and underline):

"§111.037 NUMBER OF LICENSES.

(A) The number of liquor licenses issued by the city shall be limited as follows:

<i>Class</i>	<i>Maximum Number of Licenses Authorized</i>
A-1	8
A-2	6
A-3	No more than the total number of Class A-1 licenses issued by the city
B-1	1
C-1	40 11

C-2	10
C-3	45 16
D-1	5
E-1	2
F-2	As many as determined reasonable by the Commissioner
F-3	As many as determined reasonable by the Commissioner
F-4	As many as determined reasonable by the Commissioner
F-5	1
F-6	3
G-1	3
G-2	2
I-1	No more than the total number of Class B-1, C-1, C-2, C-3, D-1, E-1 and F-1 licenses issued by the city
I-3	As many as determined reasonable by the Commissioner
J	1
K	1

- (B) Without further action of the City Council, the maximum number of licenses in any class shall be automatically reduced by one upon the expiration, revocation or non-renewal of an existing license in any such license class.”

SECTION FIVE: Effective Date. This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form in the manner provided by law.

Passed this ____ day of _____, 2022.

AYES:

NAYS:

ABSENT:

ABSTAIN:

Approved this ____ day of _____, 2022.

Mayor

ATTEST:

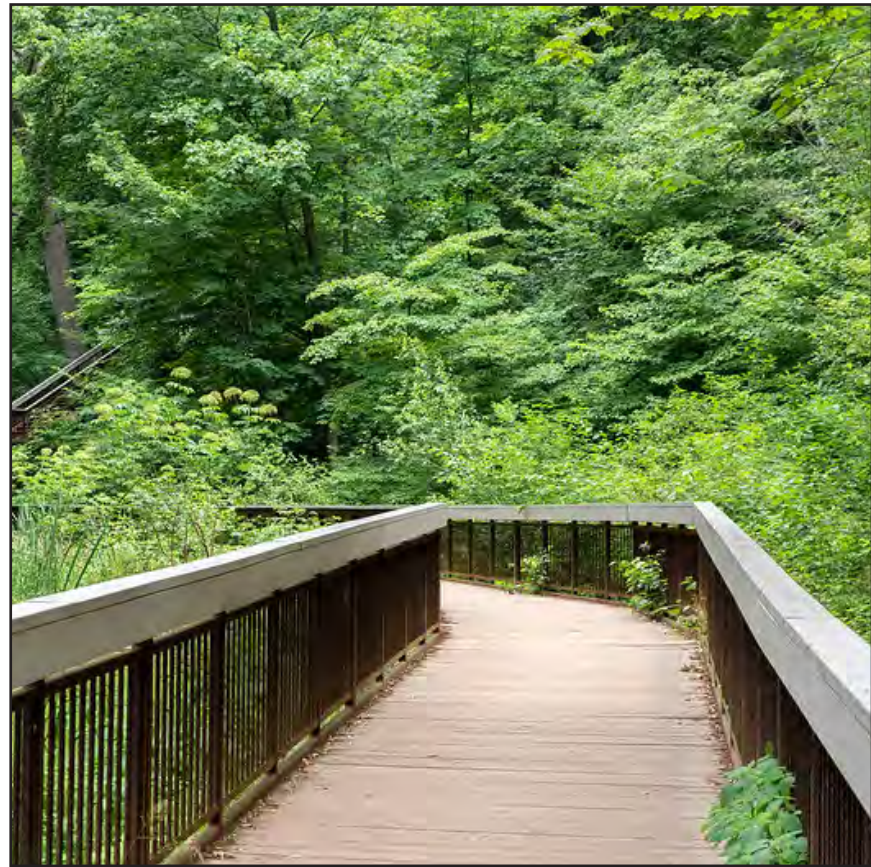
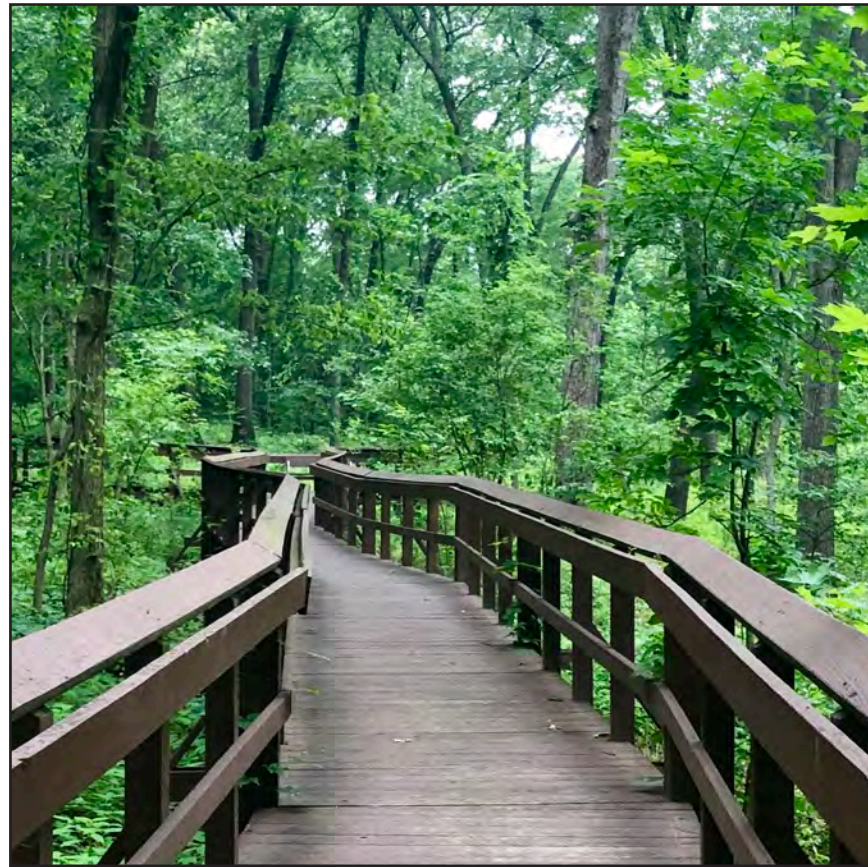
City Clerk



Preliminary Ramp Layout



Overlook Rendering



Ramp Examples

Forest Park Bluff Ramp

Design Alternatives and Enlargements



Hey and Associates, Inc.
Engineering, Ecology and Landscape Architecture



THE CITY OF LAKE FOREST

ORDINANCE NO. 2022 - ____

AN ORDINANCE GRANTING A FLOOR AREA EXCEPTION FOR
THE PROPERTY LOCATED AT 550 HATHAWAY CIRCLE

WHEREAS, Michael and Melissa Ginter ("**Owners**") are the owners of that certain real property commonly known as 550 Hathaway Circle, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property has been designated as a Local Landmark or included in a Local Historic District pursuant to Chapter 155 of the City Code; and

WHEREAS, the Property is in the R-3, Single Family Residence Zoning District; and

WHEREAS, the Owners desire to construct an additional garage back with second story living space above ("**Improvements**") as depicted on the site plan and architectural drawings that are attached hereto as Group Exhibit B ("**Plans**"); and

WHEREAS, in order to construct the Improvements, Section 155.07 of the City Code requires the Owners to obtain a Certificate of Appropriateness ("**CoA**") from the Historic Preservation Commission ("**HPC**");

WHEREAS, some of the Improvements as depicted on the Plans would exceed the maximum floor area allowances set forth in Section 150.148(D), which apply to new construction on, or additions and alterations to existing construction on, residential property; and

WHEREAS, pursuant to notice duly published, the HPC reviewed and evaluated the Plans at a public hearing held on January 26, 2022; and

WHEREAS, the HPC, 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-3 District under the City Code,
2. Owners propose to construct the Improvements as depicted on the Plans,

3. as depicted on the Plans, the Improvements exceed the maximum floor area allowances set forth in Section 150-148(D) of the City Code,
4. the Improvements are consistent with the design standards in Section 150.147 of the City Code,
5. the Property is in a local historic district or is designated as a Local Landmark and the Improvements are consistent with the standards in the Historic Preservation Ordinance, and approval of the Improvements as depicted on the Plans would further the purpose of the Historic Preservation Ordinance,
6. the HPC has determined that the Plans qualify for a Certificate of Appropriateness under the standards set forth in Section 155.08 of the City Code;
7. the location, massing and architectural detailing of the Improvements will mitigate the appearance of excessive height and mass of the structures and as a result, the proposed development of the Improvements as set forth on the Plans is in keeping with the streetscape and overall neighborhood,
8. the Improvements are sited in a manner that minimizes the appearance of mass from the streetscape and neighboring residences due to the location of the addition at the rear of the residence and existing and proposed vegetation. In addition, the proposed Improvements will not have a significant negative impact on the light to and views from neighboring homes.
9. the height and mass of the Improvements will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision,
10. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with this Ordinance, the recommended conditions, and the Plans, will meet the standards and requirements of Sections 150.147 and 150.148 of the City Code,

and recommended that the City Council approve the Application and the Plans and grant an exception to the maximum allowable floor area consistent with the Plans, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owners' request for exceptions to the maximum floor area requirements set forth in Section 150.148 of the City Code and the findings and recommendations of the HPC, have determined that it is in the best interests of the City and its residents to grant such exceptions, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council further determine in the exercise of the City's home rule powers that it is in the best interests of the City and its residents to grant Owners' request for exceptions to the otherwise applicable maximum floor area requirements, subject to the terms and conditions hereinafter set forth;

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

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

SECTION TWO: Maximum Floor Area Exception Granted. Pursuant to Section 155.08 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 an exception to the maximum floor area requirements set forth in Section 150.148(D) of the City Code, as more fully depicted on the Plans, by allowing the Improvements which together with other structures on the Property will have a maximum square footage not to exceed 4,390 square feet, 9.6% over the allowable square footage.

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 building, 156, regarding subdivisions, 159, regarding zoning, and 155, regarding historic preservation, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Tree Preservation. The Owners will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans.
- E. Fees and Costs. The Owners shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owner shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.
- F. Other Conditions. The improvements shall be substantially in conformance with the Commission's deliberations as reflected on Exhibit C, Certification of Appropriateness, 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 Owners have (i) executed and (ii) thereafter filed with the City Clerk, within 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit D and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS __ DAY OF _____, 2022.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2022.

Mayor

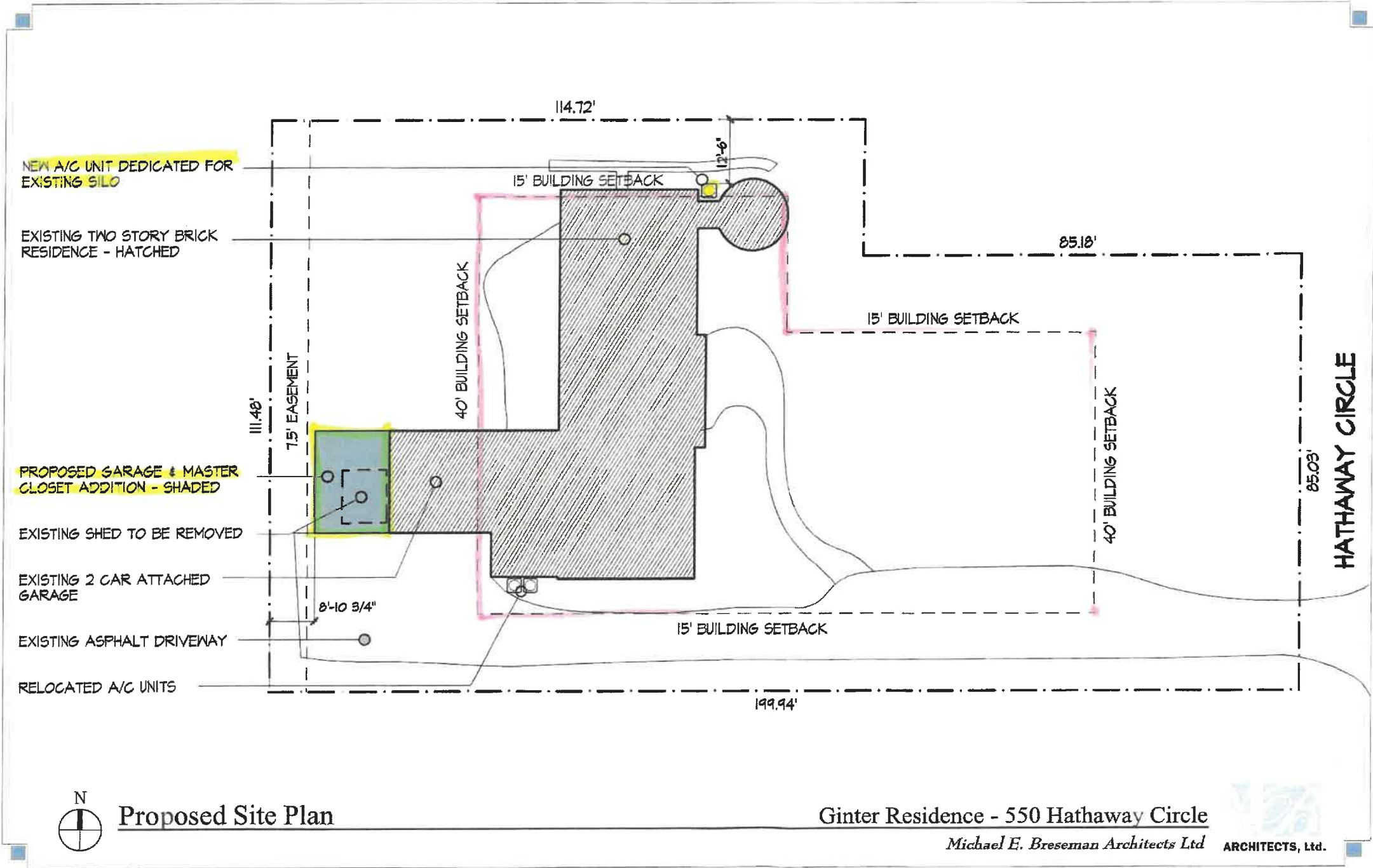
ATTEST:

City Clerk

GROUP EXHIBIT B

The Plans

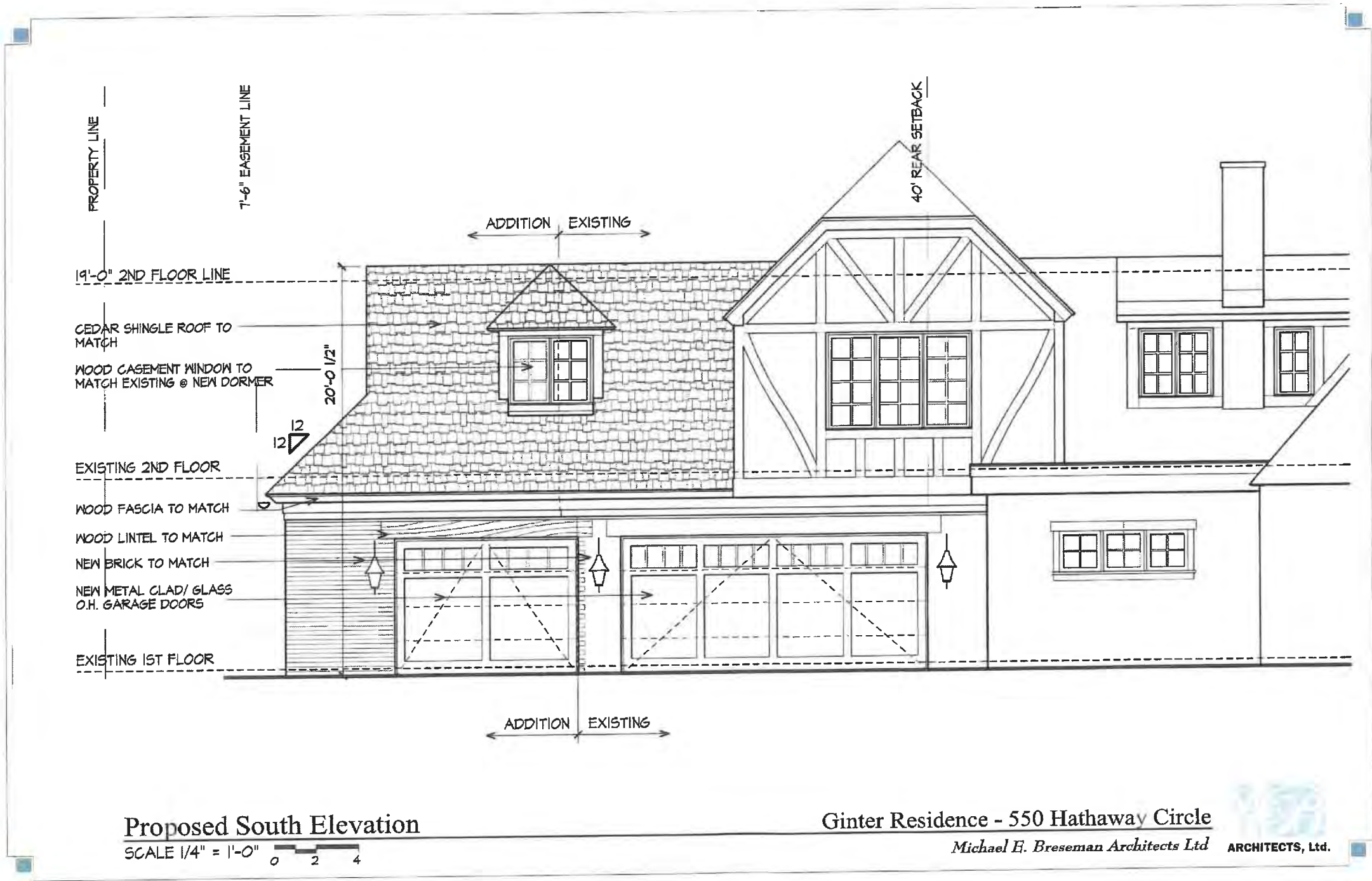
PROPOSED SITE PLAN

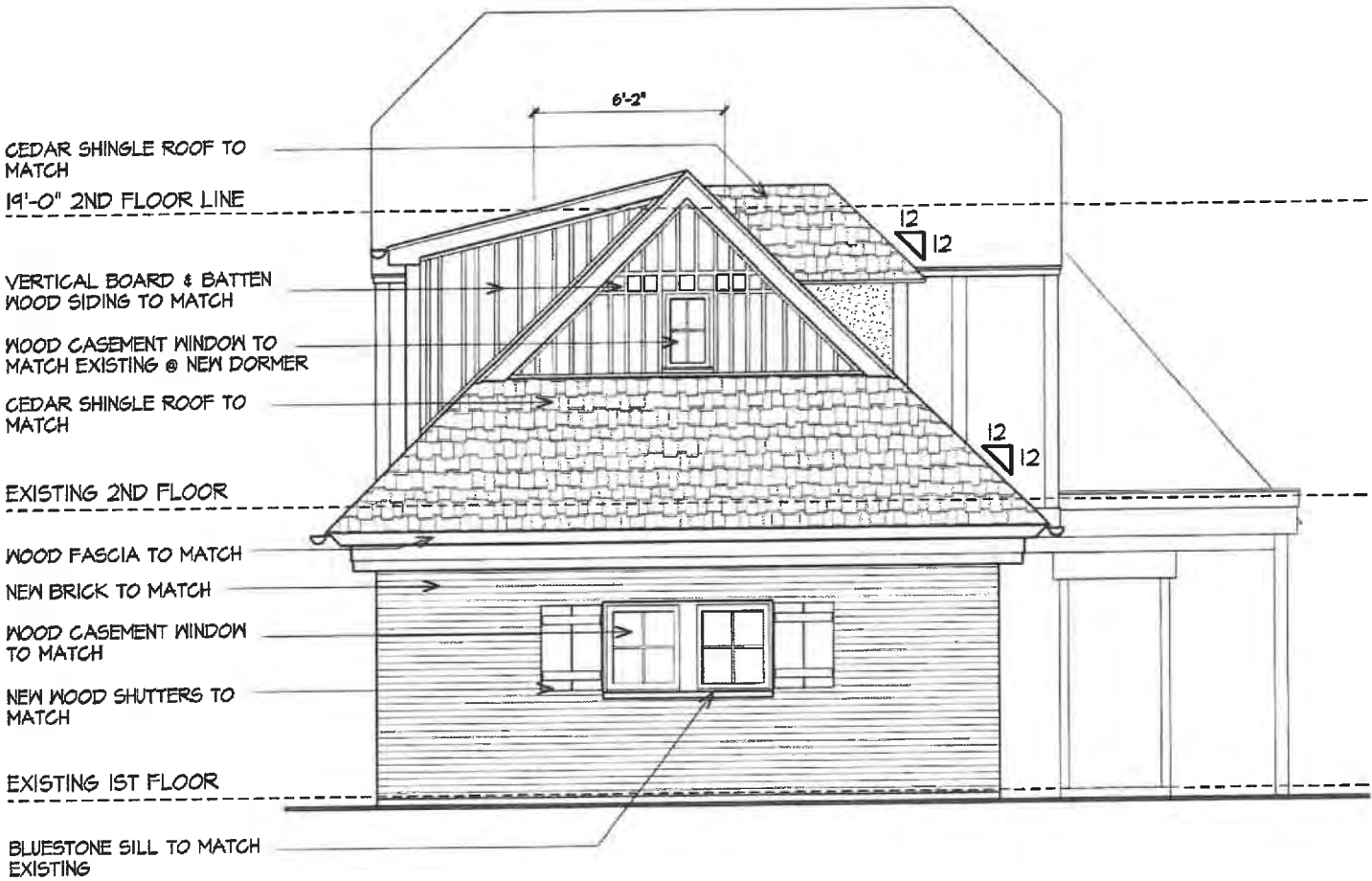


GROUP EXHIBIT B

The Plans

PROPOSED PARTIAL SOUTH ELEVATION





Proposed West Elevation

SCALE 1/4" = 1'-0"

Ginter Residence - 550 Hathaway Circle

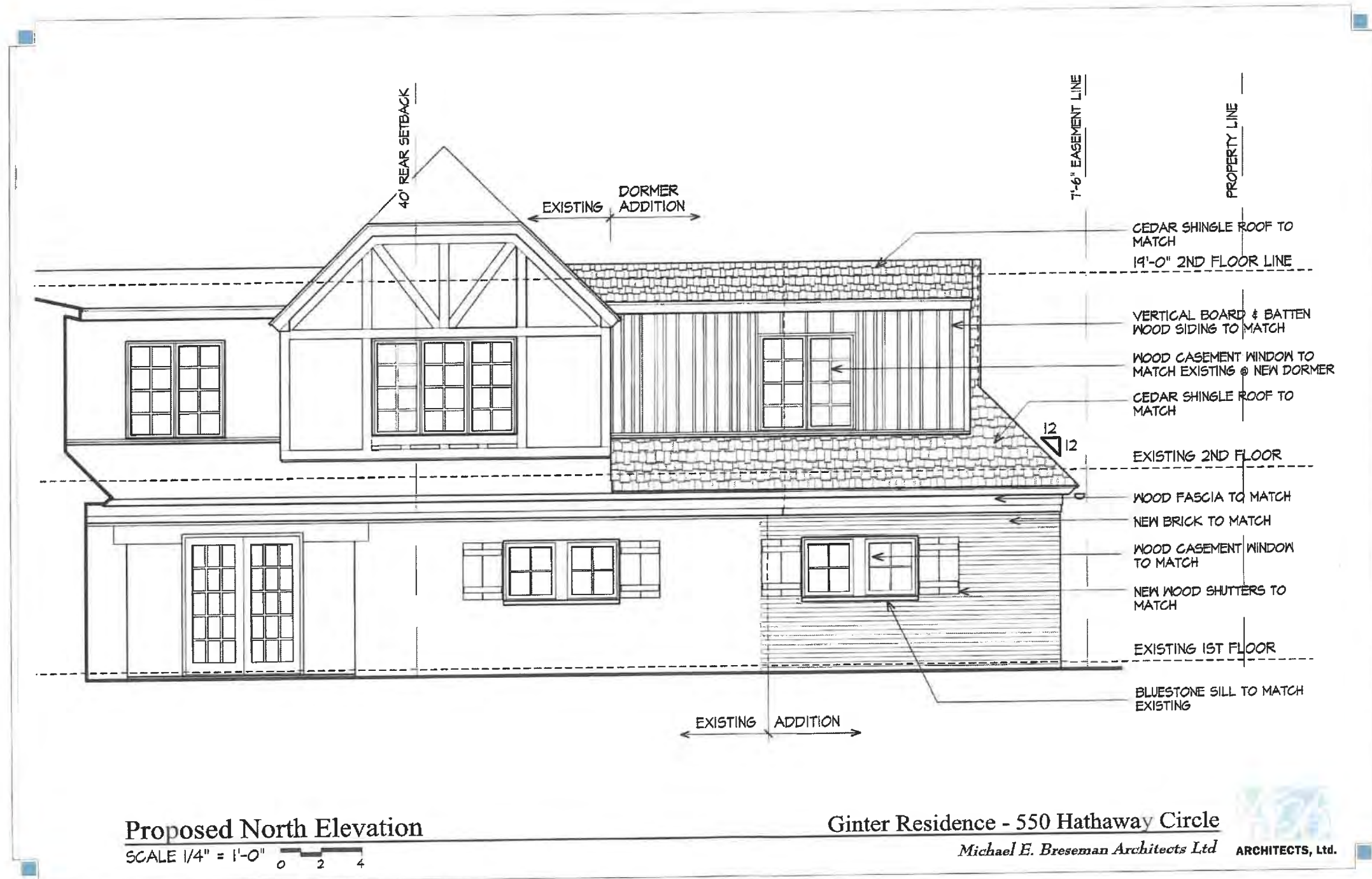
Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.

GROUP EXHIBIT B

The Plans

PROPOSED PARTIAL NORTH ELEVATION



GROUP EXHIBIT B

The Plans

COLOR RENDERING



The Plans


A Proposed Plant List For:
The Ginter Residence
550 Hathaway Circle
Lake Forest, IL

Cult.	Size	Latin Name	Common Name
2	2.7'	Acer freemanii 'Armstrong'	Armstrong Maple
3	2.5'	Acer freemanii 'Gold'	Armstrong Gold Maple
1	8'	Araliacae grandifolia 'Autumn Brilliance'	Autumn Brilliance Serviceberry
2	6'	Cercis canadensis	Redbud
1	6'	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud
3	2.5'	Pyrus calleryana Chanticleer	Chanticleer Pear

Qty	Size	Latin Name	Common Name
20	18"	Buxus 'Green Velvet'	Green Velvet Boxwood
3	6'	Thuja plicata 'Green Giant'	Green Giant Arborvitae
18	6"	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae

Qty	Size	Latin Name	Common Name
12	16"	Azalea "Kaiser"	Kaiser Azalea
12	16"	Azalea "Rudy Spal"	Rudy Spale Summerweiss
12	16"	Aspid. "Hummelblau"	Hummelblau Summerweiss
7	20"	Doronic "Kadach Black"	Kadach Black Dutch Hyacinthea
17	16"	Hydrangea paniculata "Sibor"	Sibor Hydrangea
8	24"	Hydrangea "Mantelweiss"	Mantelweiss Hydrangea
24	24"	Hydrangea "Quadriflora"	Quadriflora Hydrangea
4	30"	Hydrangea "Quadriflora"	Quadriflora Hydrangea
18	15"	Hydrangea Little Quick Fire	Little Quick Fire Hydrangea
18	15"	Hydrangea Little Limb Punch	Little Limb Punch Hydrangea
24	18"	Sorbaria Sun	Sun Leaf Sorbaria
8	32"	Viburnum dentatum Blue Muffin	Blue Muffin Viburnum

Qty	Size	Latin Name	Common Name
11	1 Gal	<i>Arenaria 'Pinnis'</i>	Pinnis Arenaria
9	1 Gal	<i>Arenaria 'Spectabilis Charm'</i>	Spectabilis Charm Arenaria
9	1 Gal	<i>Arenaria 'japonica' 'Soft Lace'</i>	Soft Lace Arenaria
33	1 Gal	<i>Arenaria 'Valley'</i>	Valley Arenaria
3	1 Gal	<i>Arenaria 'Purple Candies'</i>	Purple Candies Arenaria
3	1 Gal	<i>Cakile 'Moss' 'Karl Foerster'</i>	Karl Foerster Pink Cakile
7	1 Gal	<i>Cheilanthe 'Tiny Tortuga'</i>	Tiny Tortuga Throatwort
11	1 Gal	<i>Cheilanthe 'Hot Lips'</i>	Hot Lips Throatwort
57	1 Gal	<i>Cheramo 'Vio' 'Pine'</i>	Moss Feet Geranium
8	1 Gal	<i>Cheramo 'Lemonade Valley'</i>	Beverage Geranium
12	1 Gal	<i>Heuchera 'Pink Plum Pudding'</i>	Plum Pudding Coralbells
46	1 Gal	<i>Heuchera 'Guacamole'</i>	Guacamole Hebe
12	1 Gal	<i>Heuchera 'Diner'</i>	Diner Hebe
83	1 Gal	<i>Pyrola 'Moss' 'Raspberry Splash'</i>	Raspberry Splash Lingwort
3	Flat	<i>Vio 'Vio Minor'</i>	Periwinkle

MULCH
 GROUND COVER
 PERENNIAL
 DECIDUOUS SHRUB
 EVERGREEN SHRUB
 SHOEBURNUM TREES
 EVERGREEN TREE
 BASKING TREE

 NORTH
 SCALE: 1/8" = 1' 0"
 DESIGN BY: MAJORITY
 DATE: 11



THE CITY OF LAKE FOREST

ORDINANCE NO. 2022-____

AN ORDINANCE GRANTING VARIANCES FROM SIDE AND REAR YARD SETBACKS
FOR PROPERTY LOCATED AT 550 HATHAWAY CIRCLE

WHEREAS, Michael and Melissa Ginter are the owners of that certain real property commonly known as 550 Hathaway Circle, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-3, Single Family Residence Zoning District; and

WHEREAS, the Owners desire to construct improvements, including an additional garage bay with second floor living space above and desire to install an additional air conditioning unit ("**Improvements**") as depicted on the site plans attached hereto as Group Exhibit B ("**Plans**"); and

WHEREAS, the Owners submitted an application ("**Application**") requesting approval of variances from Section 159.083, R-3, Single Family Residence District, of the City of Lake Forest Code to allow construction of the Improvements, within the side and rear yard setback area; and

WHEREAS, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on November 22, 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 variances will not alter the essential character of the subject property, the surrounding area or the larger neighborhood. The unique neighborhood is comprised of a cluster of farm buildings which today are adaptively reused as single family residences. This property is unique, the building was originally constructed as a part of Meadowood Farm.
2. The unique conditions upon which the variances are requested, the adaptive reuse of an original farm building as a residence, are not generally applicable to other properties with the same zoning classification.
3. The difficulty or hardship in conforming to the requirements of this chapter is the history of the property as part of a farm complex for an estate and the later approval of a subdivision of the estate in a manner intended to preserve the structures for adaptive reuse as single family residences on uniquely configured lots.

4. The proposed variances will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. The proposed addition is sited at the rear of the structure, generally in the location of a shed which will be removed. Activity on the site is not expected to increase as a result of the addition.

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

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

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

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

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

SECTION THREE: Zoning Setback Variances Granted. Based on the findings presented above, the City Council does hereby grant approval of the requested variance to allow an addition to be constructed no closer than 7'6" to the rear property line and an air conditioning unit to be located no closer than 12'6" to the side (north) property line.

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

- A. **No Authorization of Work.** This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the

Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.

- B. Compliance with Laws. Chapters , 150, regarding building and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Tree Preservation. The Owners will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Staging, Parking and Storage. Prior to the issuance of building permits, a plan for staging and storage of construction and demolition materials and a plan for parking construction vehicles shall be submitted and will be subject to City review and approval.
- E. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans.
- 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 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 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)

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 _____, 2022.

AYES: ()

NAYS: ()

ABSENT: ()

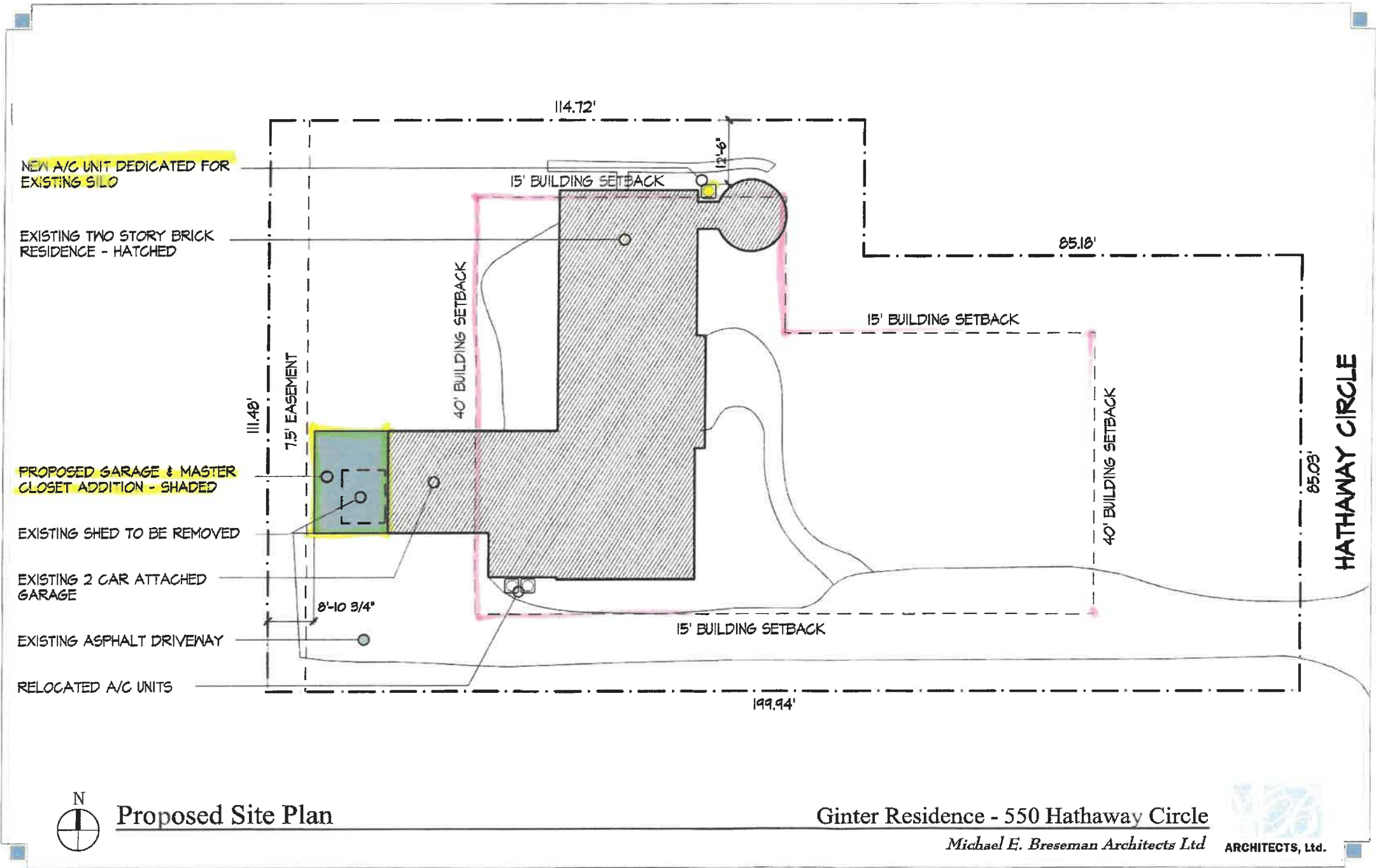
ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2022.

Mayor

ATTEST:

City Clerk





Area of Request
471 E. Illinois Road

THE CITY OF LAKE FOREST

ORDINANCE NO. 2022-__

AN ORDINANCE GRANTING A VARIANCE FROM THE LOT-IN-DEPTH SETBACK
REQUIREMENTS FOR PROPERTY LOCATED AT 471 ILLINOIS ROAD

WHEREAS, Alan and Angella Koncarevic ("**Owners**") are the owners of that certain real property commonly known as 471 Illinois Road, 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 Owners desire to construct improvements, including additions, and install air conditioning units ("**Improvements**") as depicted on the site plans attached hereto as Group Exhibit B ("**Plans**"); and

WHEREAS, the Owners submitted an application ("**Application**") requesting approval of a variance from Section 159.085, R-1, Single Family Residence District, of the City of Lake Forest Code to allow construction of the Improvements, within the lot-in-depth setback area; and

WHEREAS, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on February 28, 2022; 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 additions are single story in design. There is an existing fence along the north and south property lines screening the additions from neighboring homes.
2. The conditions upon which the request for a variance is based are generally unique to the property for which the variances are sought and are generally not applicable to other properties with the same zoning classification. This property is a lot in depth, the subdivision was approved prior to the current zoning requirements for lots in depth.
3. The hardship in conforming to the required setback is the fact that the existing 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 were not the result of actions by the current or any former owner of the property. The current regulations were not anticipated at the time the City approved the creation of the property through a subdivision and the regulations limit the owners' ability to enhance 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 additions are single story in design and do not encroach any further than the closest points of the existing structure.

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 Owners' Application to construct the Improvements on the Property, and the findings and recommendations of the ZBA, have determined that it is in the best interests of the City and its residents to grant approval of the requested 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 Variances Granted. Based on the findings presented above, the City Council does hereby grant approval of the requested variance to allow a single story addition no closer than 24 feet to the north property line, air conditioning units no closer than 20 feet to the north property line and a single story addition no closer than 28 feet 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.
- 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 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 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 _____, 2022.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2022.

Mayor

ATTEST:

City Clerk

The Plans

The site plan for 2500 S. 10th St. illustrates the layout of the property, which is bounded by East Illinois Road to the east and a 20' ingress drive to the south. The plan shows an existing residence and two proposed additions, one of which is highlighted in yellow. The lot area is 104.90 sq ft, and the area reserved for future use is 12.23 sq ft. The setbacks are 40.00' and 40.00'.

PROPOSED ADDITIONS

SETBACK LINES

*NOTE: Basement area is not counted in the bulk because it is wholly below grade and built before January 9, 1989

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

SITE DIMENSIONS AND BUILDING SETBACKS ARE REFERENCED FROM THE PLAT SURVEY. SEE SURVEY FOR FULL LOT INFORMATION.

January 10, 2022

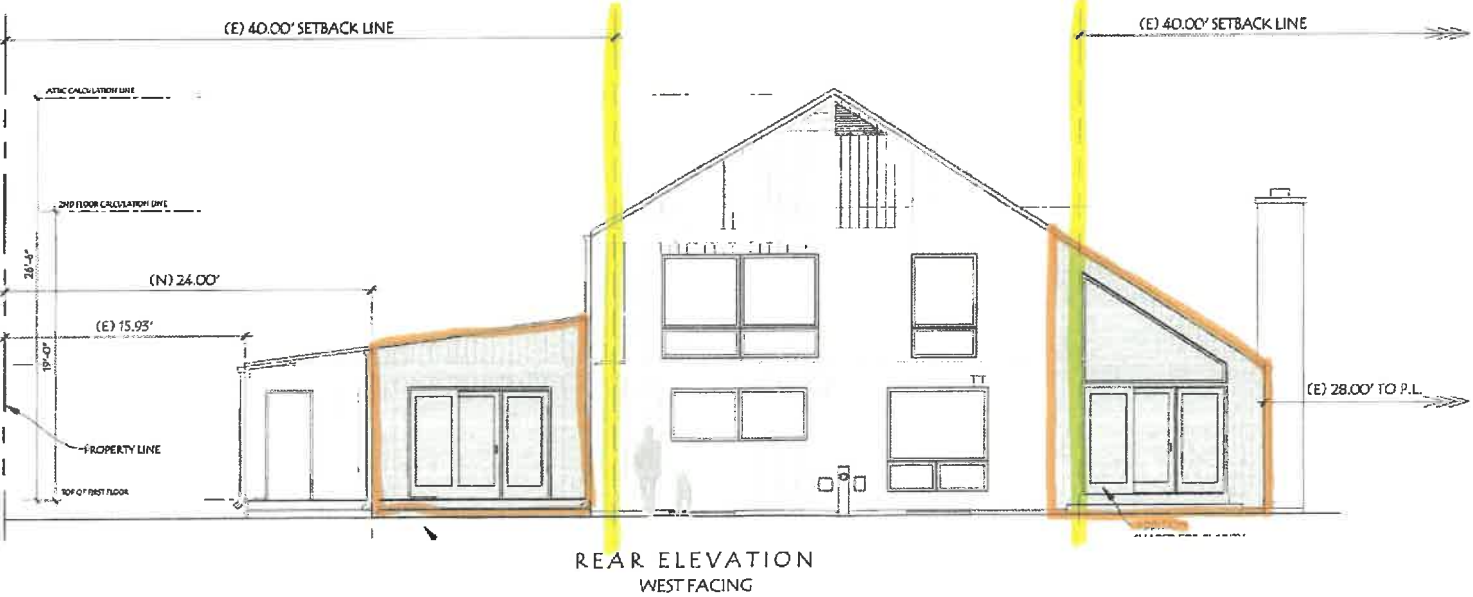
471
EAST
ILLINOIS
ROAD
LAKE FOREST, ILLINOIS

© Copyright Michael J. Leary, ArchMach

GROUP EXHIBIT B

The Plans

PROPOSED ELEVATIONS



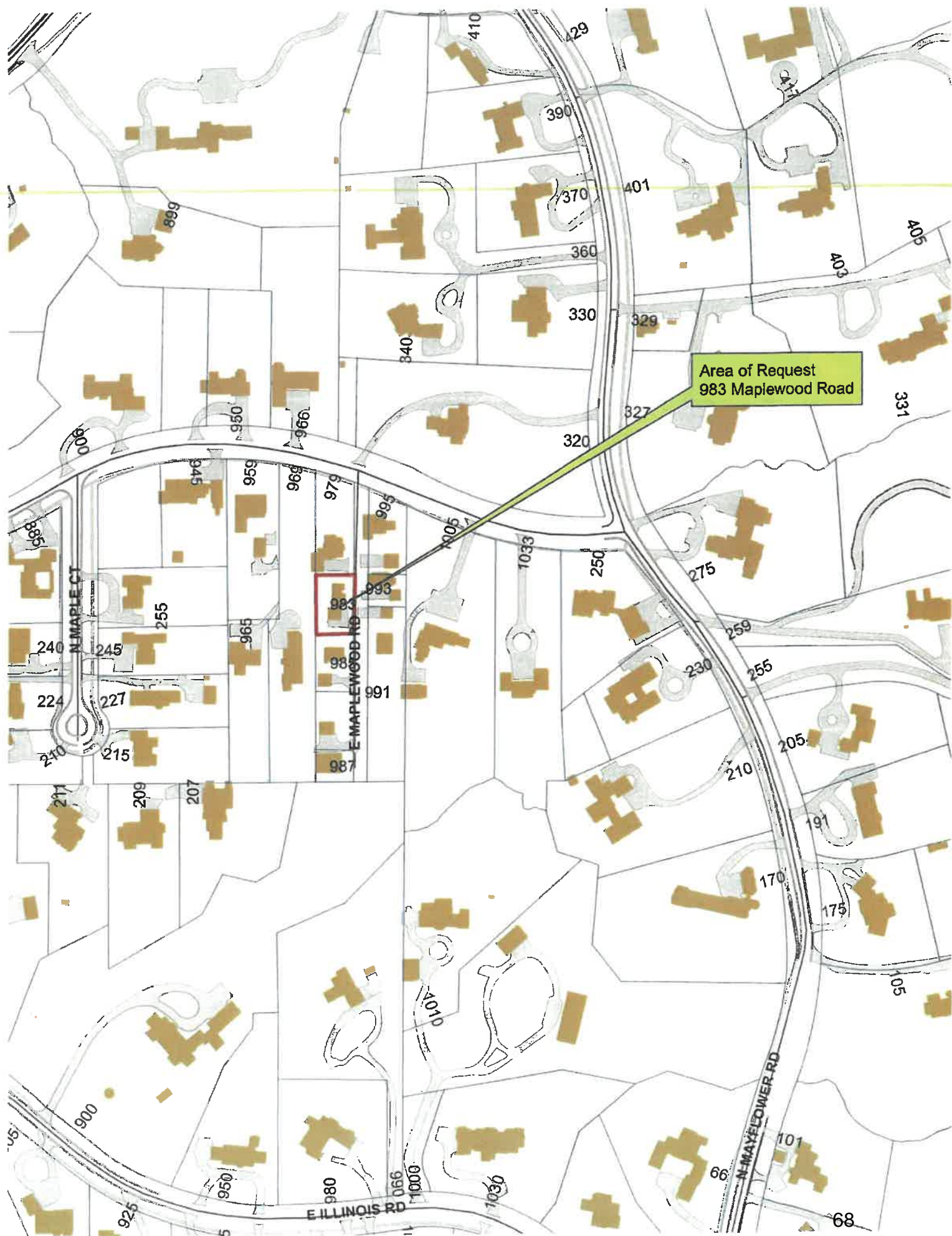
PROPOSED ELEVATIONS

Scale: 1/4" = 1'-0"

SITE DIMENSIONS AND EXISTING BUILDING SETBACKS ARE REFERENCED FROM THE PLAT SURVEY. SEE SURVEY FOR FULL LOT INFORMATION

Michael J. Leary
Architect
221 North LaSalle Street
Chicago, Illinois
60601
312.269.4575

January 10, 2022
A5
471
EAST
ILLINOIS
ROAD
LAKE FOREST, ILLINOIS
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THE CITY OF LAKE FOREST

ORDINANCE NO. 2022-__

AN ORDINANCE GRANTING A VARIANCE FROM THE LOT-IN-DEPTH SETBACK REQUIREMENTS FOR PROPERTY LOCATED AT 983 MAPLEWOOD ROAD

WHEREAS, Lorraine M. DeGrazia Trust (Lorraine M. DeGrazia, trustee) ("**Owner**") is the owner of that certain real property commonly known as 983 Maplewood Road, 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 Owner desires to construct improvements, including a replacement residence ("**Improvements**") as depicted on the site plans attached hereto as Group Exhibit B ("**Plans**"); and

WHEREAS, the Owner submitted an application ("**Application**") requesting approval of a variance from Section 159.082, R-4, Single Family Residence District and Section 159.008, Lots In Depth, of the City of Lake Forest Code to allow construction of the Improvements, within the lot-in-depth setback area; and

WHEREAS, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on February 28, 2022; 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 variance if granted will not alter and will help to preserve the essential character of the subject property and the surrounding area in which the property is located. Many of the homes in the neighborhood are two story structures and sited consistent with the proposed house.
2. The conditions upon which the variance is requested, the existing character of the streetscape, are generally unique to this property and this neighborhood and are not applicable to other properties in the same zoning district in other areas of the community.
3. The property is legal non-conforming. The property was created prior to the City's adoption of a Zoning Code and prior to the establishment of a process for subdividing property.
4. The existing residence is nonconforming as it was constructed prior to current zoning regulations and the replacement residence will be located

in generally the same footprint as the existing house. This hardship was not created by any current or former owner of the property but instead, results from a change to the zoning regulations after the neighborhood was established.

5. The variance requested will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values. The existing residence is generally in the same location as the proposed new residence. The proposed improvements will enhance the value of the property and will be an improvement to the neighborhood. The location of the garage, away from the lane, is a safety improvement eliminating the need for vehicles to back out on to the access road.

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 Variances Granted. Based on the findings presented above, the City Council does hereby grant approval of the requested variance to allow a new single family residence and attached garage to be constructed no closer than 6.5 feet to the east property line, 11 feet to the west property line, 26 feet to the north property line and 28 feet 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 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 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 _____, 2022.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2022.

Mayor

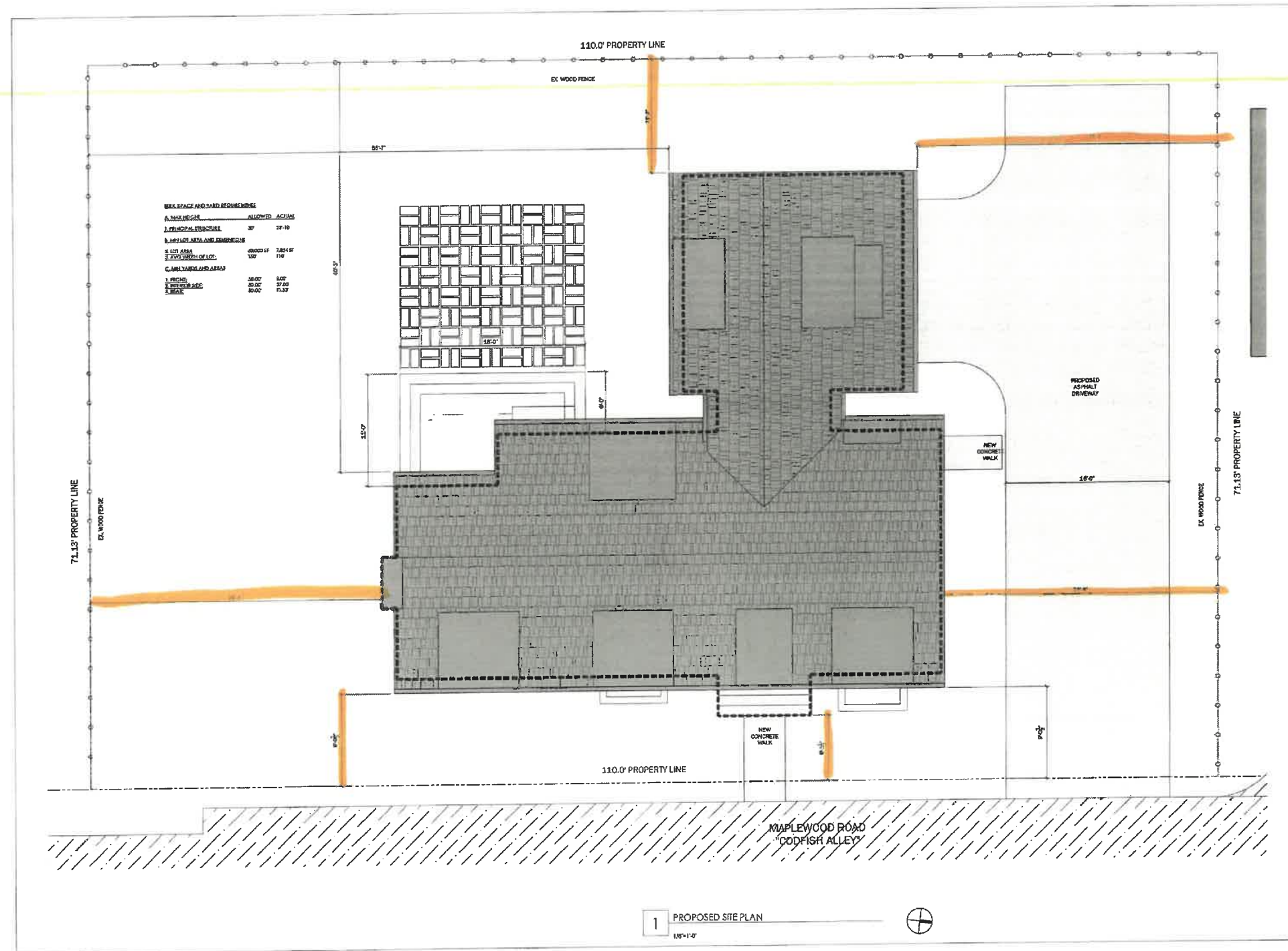
ATTEST:

City Clerk

GROUP EXHIBIT B

The Plans

PROPOSED SITE PLAN



180 Euclid
Glenview, IL 60022
312.271.0832
Amy@divvyhouse.com

Robert Shemel Architects
25 E Superior Unit 1804
Chicago, IL 60611
312.422.6877
robertshemel@gmail.com



SWARTHOUT RESIDENCE

983 Maplewood,
Lake Forest, IL

PROJECT NO.	19-0000-000
DATE	11/01/21
REV	11/01/21
DESCRIPTION	CONCEPTUAL PLANS
REV	12/01/21
DESCRIPTION	CLIENT MEETING
REV	1/01/22
DESCRIPTION	CLIENT MEETING
REV	1/09/22
DESCRIPTION	PROGRESS
REV	1/14/22
DESCRIPTION	HPD SUBMITTAL

Drawing Title
Proposed
Site Plan

A003
Sheet

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The Plans

PROPOSED ELEVATIONS



Dung Hoa

130 Euclid
Glencoe, IL 60022
312.371.0832
Amy@Divvyhouse.com

Robert Sharnot Architects
25 E Superior Unit 1804
Chicago, IL 60611
313.622.5377
robertsharnot@gmail.com

SWARTOUT
RESIDENCE

983 Maplewood,
Lake Forest, IL

PARCEL ID: 12-34-305-033

Issue

Rev	Date	By	Description
11/01/21	RTS		CONCEPTUAL
12/20/21	RTS		PLANS
1/06/21	RTS		CUMENT
			MEETING
			CUMENT
			MEETING
1/09/21	RTS		PROGRESS
1/14/21	RTS		GPC SUBMITTAL
1/21/21	RTS		ZBA SUBMITTAL

Drawing Title

Exterior Elevation

A200

Sheet

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1 EAST ELEVATION - FRONT
1/4"=1'-0"

GROUP EXHIBIT B

The Plans



Divvy House

130 Euclid
Glencoe, IL 60022
312.371.0832
Amy@Divvyhouse.com

Robert Shemiot Architects
25 E Superior Unit 1804
Chicago, IL 60611
313.622.3377
robertshemiot@gmail.com



SWARTOUT
RESIDENCE

983 Maplewood,
Lake Forest, IL

PARCEL ID: 10334-300-003

Issue			
Rev	Date	By	Description
11/01/21	RTS		CONCEPTUAL PLANS
12/22/21	RTS		CLIENT MEETING
1/06/21	RTS		CLIENT MEETING
1/09/21	RTS		PROGRESS
1/14/21	RTS		HPC SUBMITTAL
1/21/21	RTS		ZSA SUBMITTAL

Drawing Title
Exterior
Elevation

A202
Sheet

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3 WEST ELEVATION - REAR
1/4"=1'-0"

GROUP EXHIBIT B

The Plans



2 NORTH ELEVATION - SIDE
1/4"=1'-0"



130 Euclid
Glencoe, IL 60022
312.371.0832
Amy@Divvyhouse.com

Robert Shermol Architects
25 E Superior Unit 1804
Chicago, IL 60611
312.622.5377
robertshermol@gmail.com



SWARTOUT
RESIDENCE

983 Maplewood,
Lake Forest, IL

PARCEL #2 19-34-365-033

(SHEET)

Rev	Date	By	Description
11/01/21	RTS		CONCEPTUAL PLANS
12/20/21	RTS		CLIENT MEETING
1/04/21	RTS		CLIENT MEETING
1/09/21	RTS		PROGRESS
1/14/21	RTS		HPC SUBMITTAL
1/21/21	RTS		T&A SUBMITTAL

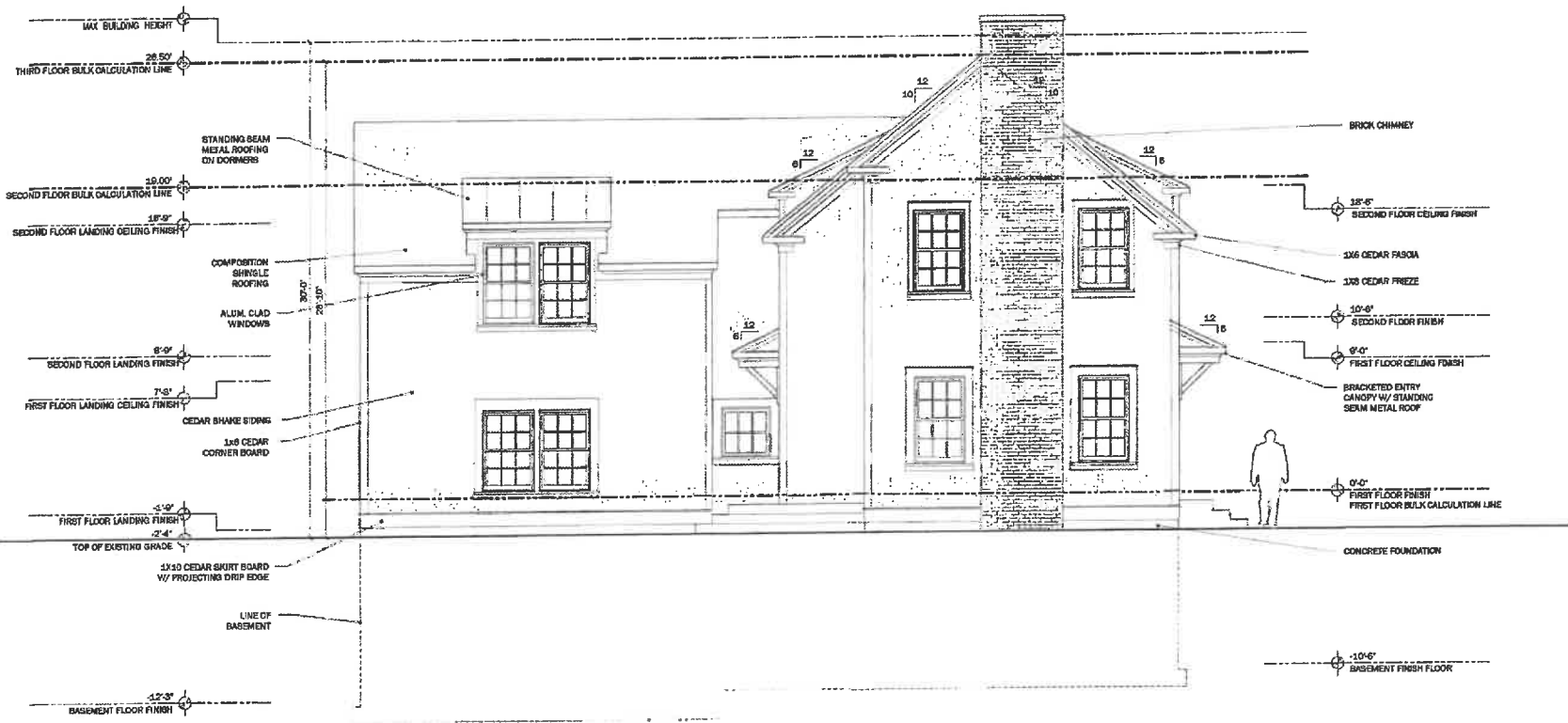
Drawing Title
Exterior
Elevation

A201
Sheet

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GROUP EXHIBIT B

The Plans



4 SOUTH ELEVATION - SIDE

1/4"=1'-0"



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Amy@Divvyhouse.com

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Chicago, IL 60611
313.622.5377
robertshemiot@gmail.com



SWARTOUT
RESIDENCE

983 Maplewood,
Lake Forest, IL

PAPER: 15-94-325-003

ISSUES		
Rev	Date	Description
11/01/21	RS	CONCEPTUAL PLANS
12/20/21	RS	CLIENT MEETING
1/04/21	RS	CLIENT MEETING
1/07/21	RS	PROGRESS
1/14/21	RS	HFC SUBMITTAL
1/21/21	RS	ZBA SUBMITTAL

Drawing Title
Exterior
Elevation

A203
Sheet

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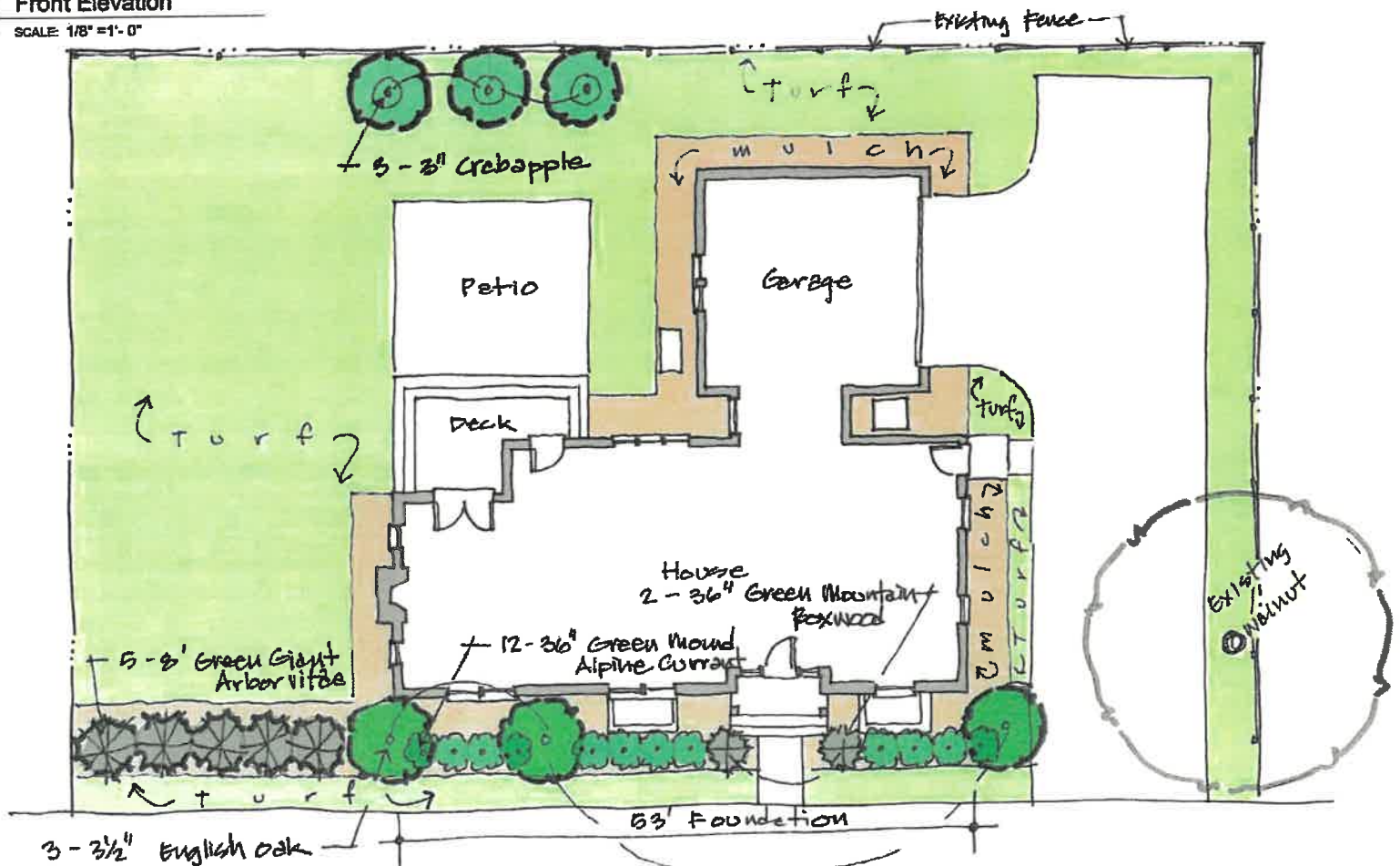
The Plans

PROPOSED LANDSCAPE PLAN

This plan is conceptual. All dimensions are to be verified. Materials are represented by their future condition but more mature plants. All drawings and details contained on these drawings are not to be used as final construction documents for other than MARIANI LANDSCAPE, INC. They are the sole property of MARIANI LANDSCAPE, INC. and are not to be duplicated or put to use without express written consent. Graphic representations are for illustrative purposes. Field adjustments may be made during installation in keeping with the design intent.



1 Front Elevation
SCALE: 1/8" = 1'-0"

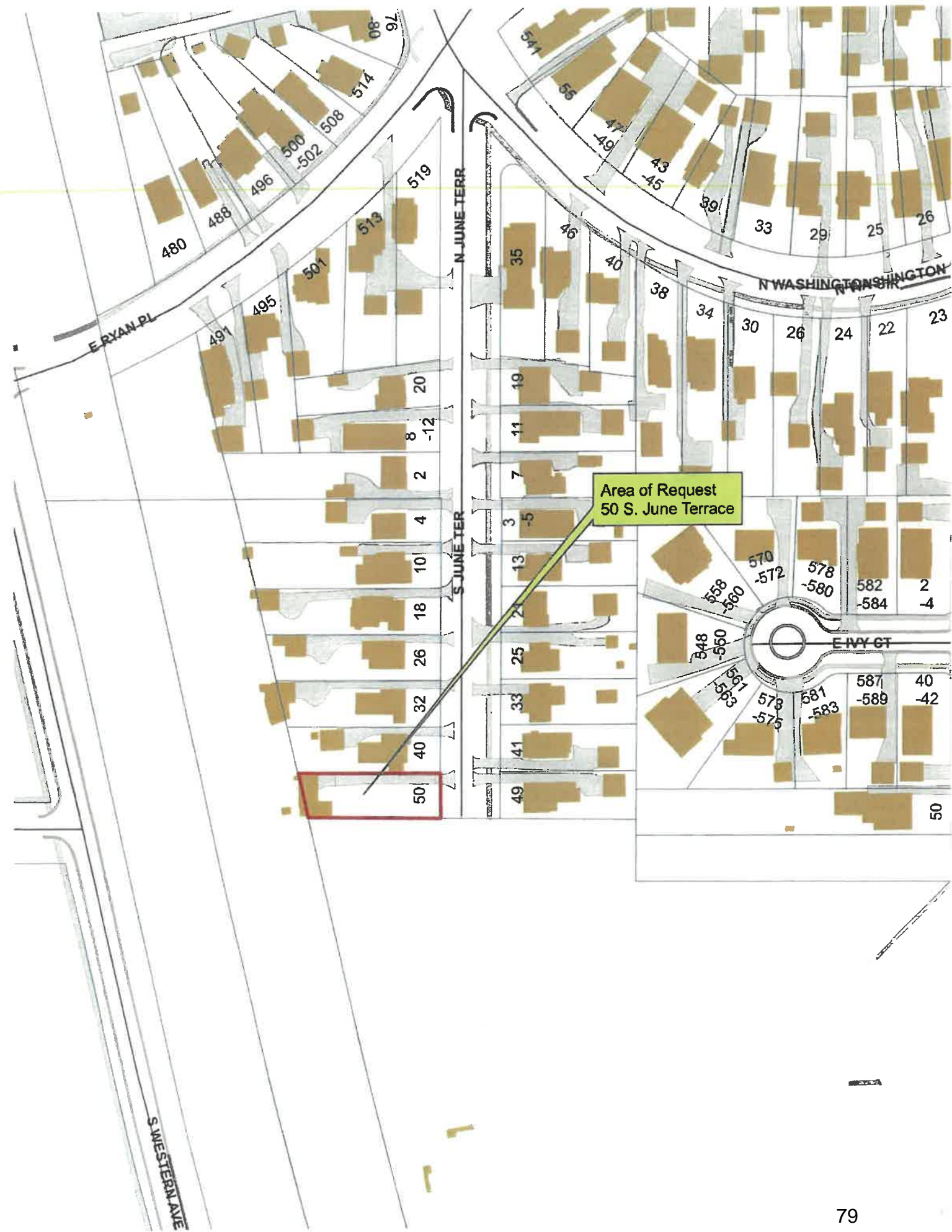


Plant List				
Qty.	Botanical Name	Common Name	Size	Spec.
1	Quercus robur 'Fastigiate'	Columnar English Oak	5 1/2'	Caliper
3	Malus 'Schmidtii'	Golden Raindrops	8'	Caliper
8	Thuja 'Green Giant'	Green Giant Arborvitae	10'	Height
2	Buxus 'Green Mountain'	Green Mountain Boxwood	36"	BB
12	Ribes Alpinum 'Green Mound'	Green Mound Alpine Currant	50"	BB

983 Maplewood Rd. - Lake Forest, IL

Project No: SWA22011
01.14.2022 Revised 02.04.2022

MARIANI
300 Rockland Road | Lake Bluff, Illinois 60045
Phone: 847.234.2172 | Fax: 847.234.2754
www.marianilandscape.com



THE CITY OF LAKE FOREST

ORDINANCE NO. 2022-____

AN ORDINANCE GRANTING A VARIANCE FROM FRONT AND REAR YARD SETBACKS
FOR PROPERTY LOCATED AT 50 JUNE TERRACE

WHEREAS, Alvin and Beverly McRae ("**Owners**") are the owners of that certain real property commonly known as 50 June Terrace, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

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

WHEREAS, the Owners desire to construct improvements, including a new duplex residence ("**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 rear 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 a public hearing held on February 28, 2022; and

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

1. The variances, if granted, will not alter the essential character of the subject property, the surrounding area or the larger neighborhood in which the property is located. Many of the homes in the neighborhood are sited consistent with the proposed duplex, within the front yard setback and consistent with the established pattern along the streetscape. No changes are proposed to the existing driveway.
2. The conditions upon which the variances are requested, the existing character of the streetscape and the pre-existing pattern of front yard 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 existing residence, which will be demolished, is nonconforming as it was constructed prior to current zoning regulations.
4. The hardship in conforming to the front yard setback for the proposed new construction is that there is an established pattern of a lesser setback along the streetscape. This pattern was established prior to the current zoning regulations and did not result from the actions of any current or former owner of the property. The need for the rear yard variance stems from the configuration of the lot and the desire to allow adequate space to maneuver today's vehicles in and out of the garage.
5. The variances requested will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values. The proposed improvements will redevelop the property in a manner that is consistent with the overall neighborhood and support property values along June Terrace. The rear of the property is bordered by preserved open space which is adjacent to the area where the encroachment of the garage will occur.

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; no closer than 30 feet to the front property line and no closer than 22 feet to the rear property line. The existing nonconforming location of the driveway, within the side yard setback, is acknowledged.

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

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

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 _____, 2022.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2022.

Mayor

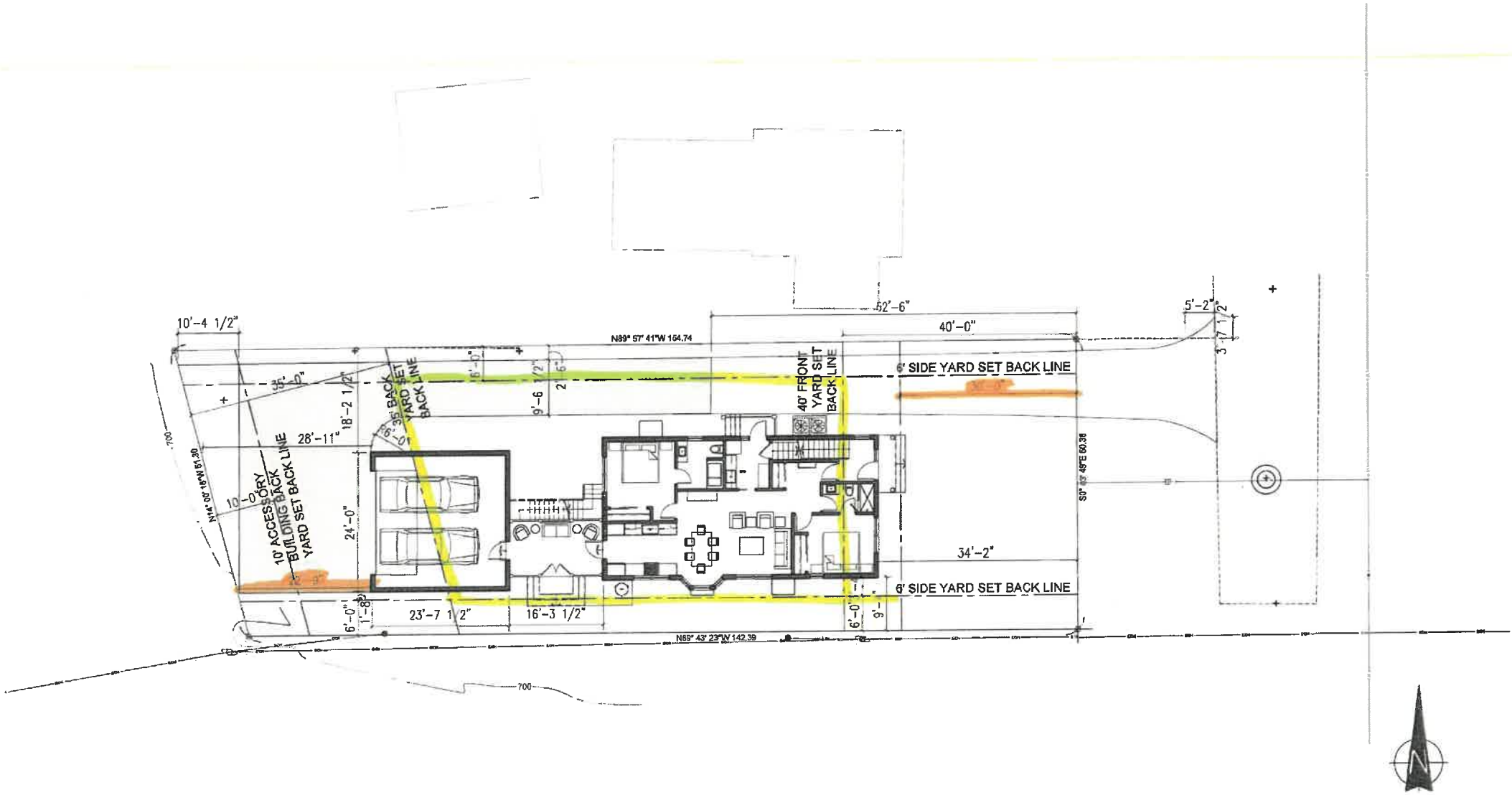
ATTEST:

City Clerk

GROUP EXHIBIT B

The Plans

PROPOSED SITE PLAN



TITLE: PROPOSED SITE PLAN with detailed dimensions

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



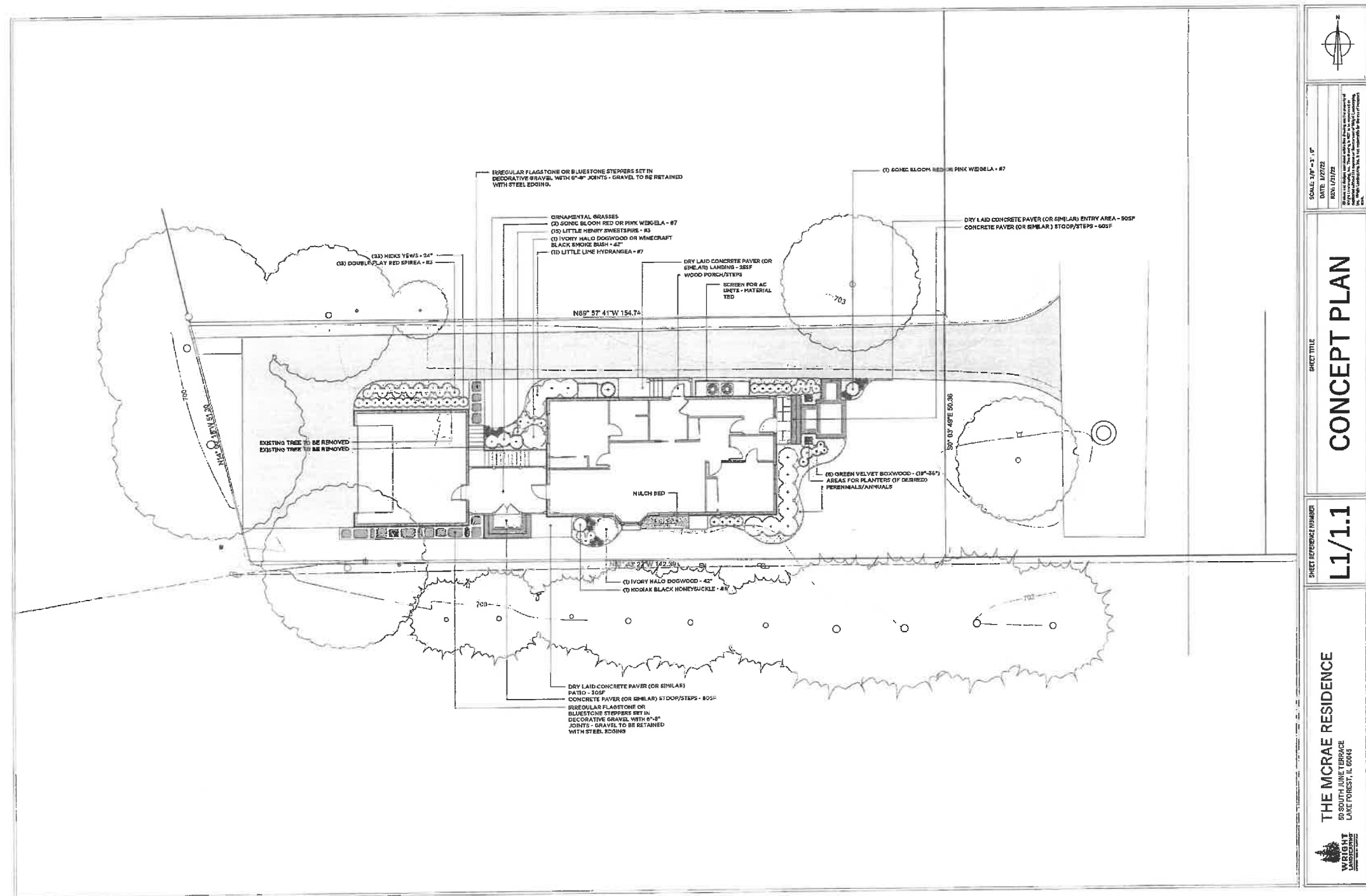
MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

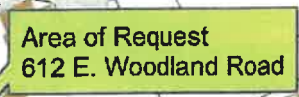
207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045
P 847-295-2440 F 847-295-2451 © 2021 MELICHAR ARCHITECTS

McRAE RESIDENCE
NEW CONSTRUCTION
50 SOUTH JUNE TERRACE
LAKE FOREST, IL

JOB NO.: 1968
ISSUE DATE: submitted to Michelle Friedrich
01/21/2022

PROPOSED LANDSCAPE PLAN





THE CITY OF LAKE FOREST

ORDINANCE NO. 2022-__

AN ORDINANCE GRANTING A STEEP SLOPE VARIANCE FOR
PROPERTY LOCATED AT 612 WOODLAND ROAD

WHEREAS, 612 Woodland Road Trust #1 (Greg Sleight) and 612 E. Woodland Road Trust #2 (Megan Sleight) ("**Owners**") are the owners of that certain real property commonly known as 612 Woodland Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

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

WHEREAS, the Owners desire to construct improvements, including a single story addition and two dormers on the existing structure ("**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 159.015, Steep Slopes, and 159.082, R-4, Single Family Residence, of the City of Lake Forest Code to allow construction of the Improvements within the steep slope area; and

WHEREAS, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on February 28, 2022; 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 steep slope setback variance will not alter the essential character of the neighborhood since the portions of the additions located within the steep slope setback are minimal in size. The proposed alterations are for the purpose of making the house more livable for the current and future owners.
2. The conditions upon which the variance is requested are not generally applicable to other properties in the same zoning district: the location of a portion of the residence in the steep slope setback due to construction of the original residence prior to the adoption of steep slope regulations, the minimal extent of the improvements located within the setback area, and a recommendation from the City Engineer

- that the proposed improvements are consistent with the intent of the steep slope provisions in the Code.
3. The hardship in conforming to the steep slope setback results from the City's adoption of the steep slope setback requirement after the house was constructed.
 4. The variance and the resulting additions will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, negatively impact the nearby ravine or substantially diminish property values in the area.
 5. The City Engineer determined that the limited construction required within the steep slope setback is acceptable and is not inconsistent with the purpose of the Steep Slope provisions of the Code.

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 Owners Application to construct the Improvements on the Property, and the findings and recommendations of the ZBA, have determined that it is in the best interests of the City and its residents to grant approval of the requested 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: Steep Slope Setback Variance Granted. Based on the findings presented above, the City Council does hereby grant approval of the requested variance to allow construction of the Improvements encroaching up to four feet into the steep slope area as depicted on the Plans.

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. Approval by City Engineer. Prior to the issuance of a building permit, the plans shall be subject to review and approval by the City Engineer.
- E. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans.
- F. Engineering and Landscape Plan. Detailed final engineering and landscape plans shall be submitted to the City and will be subject to review and approval by the City Engineer and the City's Certified Arborist prior to the issuance of any permits authorizing work on the site.
- G. Fees and Costs. The Owners shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owners shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such

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

SECTION FIVE: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if Owners have not (i) executed and (ii) thereafter filed with the City Clerk, within 60 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 _____, 2022.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2022.

Mayor

ATTEST:

City Clerk

GROUP EXHIBIT B

The Plans


PROPOSED SITE PLAN

SETBACK LINE

AREAS OF ENCROACHMENT

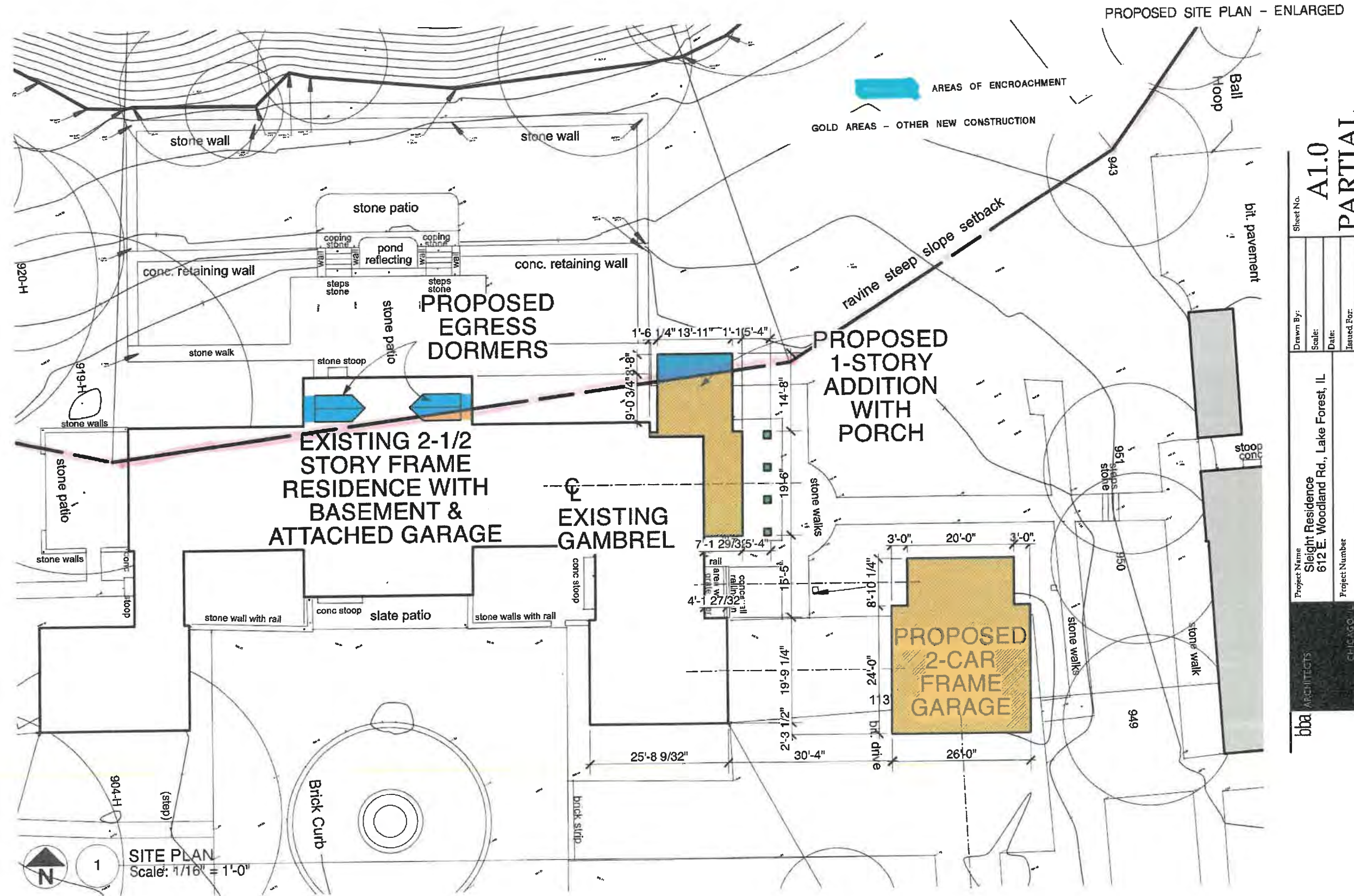
GOLD AREAS - OTHER NEW CONSTRUCTION



	Project Name		Drawn By:	Sheet No.
	Sleight Residence 612 E. Woodland Rd., Lake Forest, IL			
	Project Number		Scale:	A1.0
	2021-0001		Date:	FULL
			Issued For:	
		Revised:		

GROUP EXHIBIT B

The Plans



Sheet No. **A1.0**
PARTIAL

Project Name
Sleight Residence
612 E. Woodland Rd., Lake Forest, IL

Project Number
2021-0001

bba
ARCHITECTS

CHICAGO
Toll-free 1-800-447-7244

ACQUISITION



THE CITY OF LAKE FOREST
ORDINANCE NO. 2022- ____

**AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 383 ILLINOIS ROAD**

WHEREAS, Steven J. Dauer and Mary Saville-Schulte ("**Owners**") are the owners of that certain real property commonly known as 383 Illinois Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

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

WHEREAS, the Owners desire to construct an open front porch ("**Improvements**") as depicted on the site plan, landscape plan and architectural drawings that are attached hereto as Group Exhibit B ("**Plans**"); and

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

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on January 10, 2022; and

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

1. the Property is located within the R-1, Single Family Residence District under the City Code,
2. 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 Owners' Application to construct the Improvements on the Property, and the findings and recommendations of the BRB, have determined that it is in the best interests of the City and its residents to grant approval to the Application, subject to the terms and conditions hereinafter set forth;

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

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

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

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

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

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

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

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if the Owners have not (i) executed and (ii) thereafter filed with the City Clerk, within 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 _____, 2022

AYES: ()

ABSENT: ()

NAYS: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2022

Mayor

ATTEST:

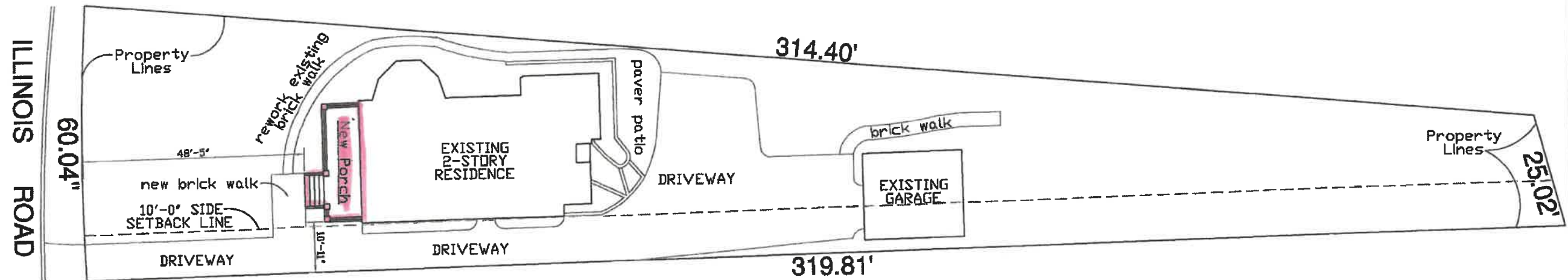
City Clerk

GROUP EXHIBIT B

The Plans

PROPOSED SITE PLAN

SAVILLE-SCHULTE/DAUER	
383 E. ILLINOIS ROAD	
LAKE FOREST, ILLINOIS	
M.A.R.S.	DESIGN & CONSTRUCTION
3105 WISHING WELL LANE ISLAND LAKE, IL 60042 (847) 526-4955	

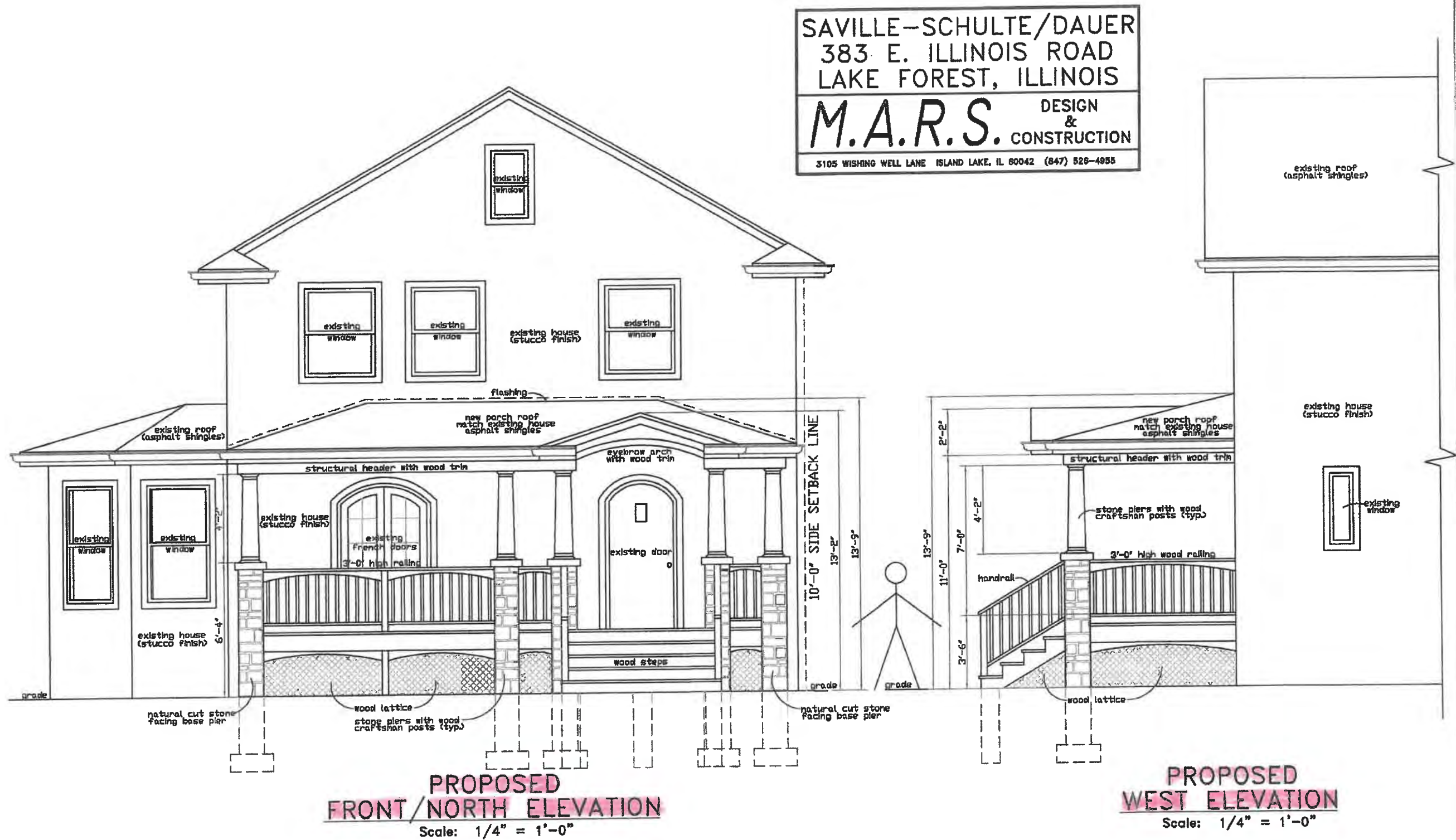


Proposed Plot Plan

Scale: 1" = 20'-0"
383 E. ILLINOIS ROAD
LAKE FOREST, ILLINOIS
NORTH



The Plans





Area of Request
242 Ahwahnee Lane

THE CITY OF LAKE FOREST

ORDINANCE NO. 2022-__

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN
REVIEW AND GRANTING A FLOOR AREA EXCEPTION FOR
THE PROPERTY LOCATED AT 242 AHWAHNEE LANE

WHEREAS, Ted and Kristin Rupp ("**Owners**") are the owners of that certain real property commonly known as 242 Ahwahnee Lane, 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 District; and

WHEREAS, the Owners desire to construct a rear sunroom addition ("**Improvements**") as depicted on the site plan and architectural drawings that are attached hereto as Group Exhibit B ("**Plans**"); and

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

WHEREAS, a portion of the Improvements as depicted on the Plans would exceed the maximum floor area allowances as set forth in Section 150.148 (C) of the City Code, which apply to new construction on, or additions and alterations to existing construction on, residential property; and

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on January 10, 2022; 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 District under the City Code,
2. Owners propose to construct the Improvements as depicted on the Plans,
3. as depicted on the Plans, a portion of the Improvements exceed the maximum floor area allowances set forth in Section 150.148(C) of the City Code,
4. the Improvements are consistent with the design standards in Section 150.147 of the City Code,
5. mature trees and other vegetation on the Property, in combination with the additional plantings planned as part of the project, effectively mitigate the appearance of excessive mass of the structure and as a result, the proposed development of the Improvements as set forth on the Plans is in keeping with the streetscape and overall neighborhood,
6. the Improvements are sited in a manner that minimizes the appearance of mass from the streetscape,
7. the proposed Improvements will not have a significant negative impact on the light to or views from neighboring homes,
7. the height and mass of the Improvements will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same neighborhood,
8. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with this Ordinance, the recommended conditions, and the Plans, will meet the standards and requirements of Sections 150.147 and 150.148 of the City Code,

and recommended that the City Council approve the Application and the Plans and grant an exception to the maximum allowable floor area consistent with the Plans, subject to the terms and conditions hereinafter set forth; and

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

WHEREAS, the Mayor and City Council further determine in the exercise of the City's home rule powers that it is in the best interests of the City and its residents to grant Owners' request for exceptions to the otherwise applicable maximum floor area requirements, subject to the terms and conditions hereinafter set forth;

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

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

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

SECTION THREE: Maximum Floor Area Exception Granted. Pursuant to Section 150.148 of the City Code, and subject to the limitations therein and the conditions set forth in Section Four of this Ordinance, the City Council does hereby grant an exception to the maximum floor area requirements set forth in Section

150.148(D) of the City Code, as more fully depicted on the Plans, by allowing the Improvements and other structures on the Property to have a maximum square footage not to exceed 6,559 square feet.

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

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

Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

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

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

PASSED THIS __ DAY OF _____, 2022.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2022.

Mayor

ATTEST:

City Clerk

The Plans

MAS

A1-0

The Plans

PROPOSED SUNROOM ELEVATIONS

MAS

MIDWEST
ARCHITECTURE
STUDIO

399 MARKET SQUARE SUITE A
LAKE FOREST, IL 60045
T 847 804 8538
F 847 804 8538
WWW.MASSTUDIO.COM



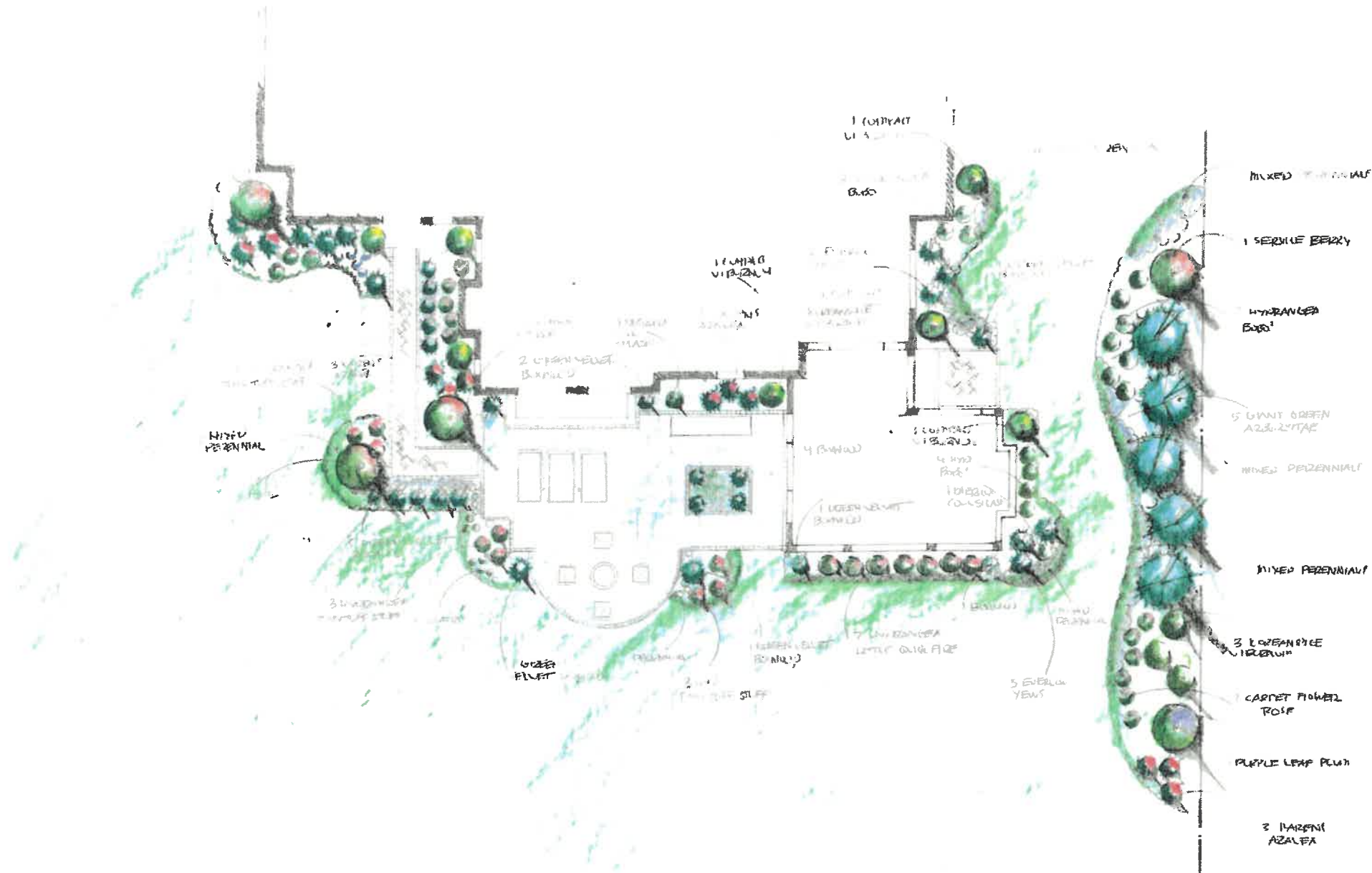
ARCHITECTURAL PLANS
ELEVATIONS
SCALE: 1/4" = 1'-0"
12/21/03
DRAWN BY: BS

RUFF RESIDENCE
242 ANNUNZIO LN
LAKE FOREST, IL 60045

A1-4

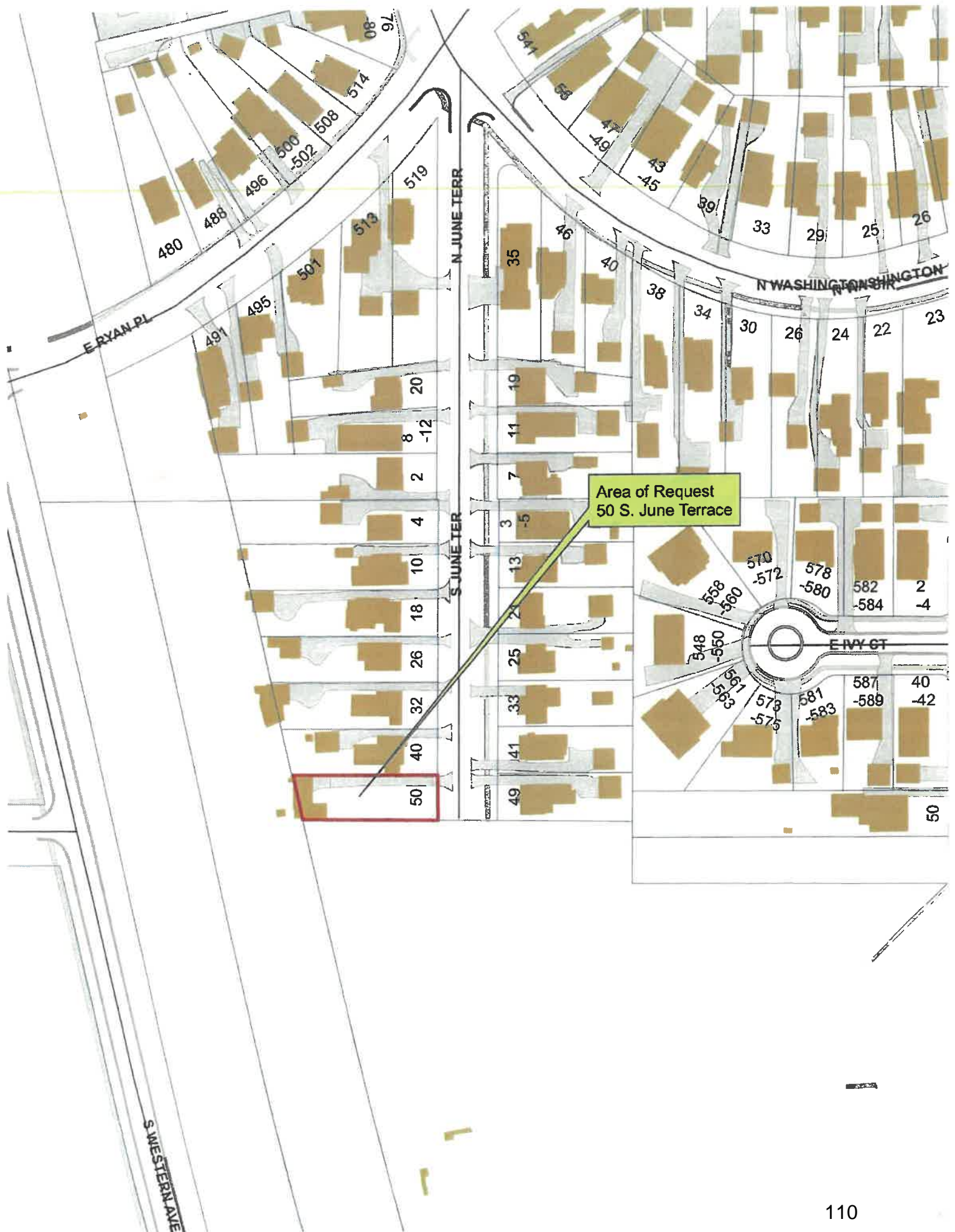
The Plans

PROPOSED LANDSCAPE PLAN



17 RESIDENCE	
242 AHWAHNEE LN. N. LAKE FOREST	
BACKYARD DEV. PLAN	1/4" = 1'
A. MALTER LANDSCAPE DESIGN #1	

PROPOSED LANDSCAPE PLAN
242 AHWAHNEE LANE, LAKE FOREST
AMY MALTER, LANDSCAPE DESIGNER



THE CITY OF LAKE FOREST

ORDINANCE NO. 2022- ____

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 50 JUNE TERRACE

WHEREAS, Alvin and Beverly McRae ("**Owners**") are the owners of that certain real property commonly known as 50 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 demolish the existing residence and construct a replacement residence and attached garage ("**Improvements**") as depicted on the site plan, landscape plan and architectural drawings that are attached hereto as Group Exhibit B ("**Plans**"); and

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

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on March 2, 2022; and

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

1. the Property is located within the GR-3, General Residence District under the City Code,

2. the existing structure is not architecturally or historically significant,
3. Owners propose to construct the Improvements as depicted on the plans,
4. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with the recommended conditions and the Plans, will meet the design standards and requirements of Section 150.147 of the City Code,

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

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

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

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

SECTION TWO: Approval of Application. Pursuant to Sections 150.147 and 150.148 of the City Code, and subject to the limitations therein and the conditions set forth in Section Three of this Ordinance, the City Council does hereby grant approval of the Application to allow the demolition of the existing structure and construction of the Improvements on the Property, as more fully depicted on the Plans.

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

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

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

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

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if the Owners have not (i) executed and (ii) thereafter filed with the City Clerk, within 60 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit D and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein.

PASSED THIS __ DAY OF _____, 2022.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2022.

Mayor

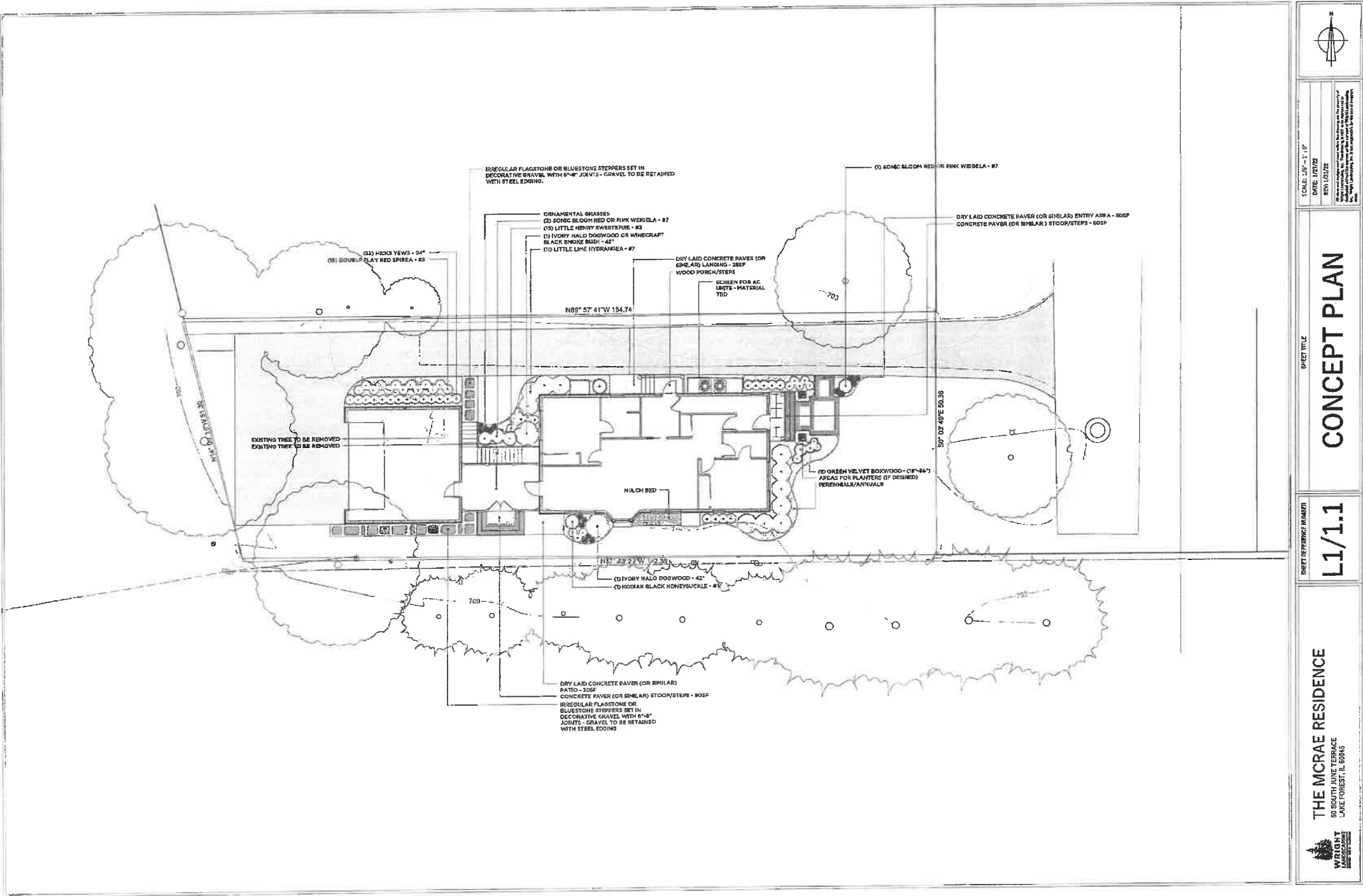
ATTEST:

City Clerk

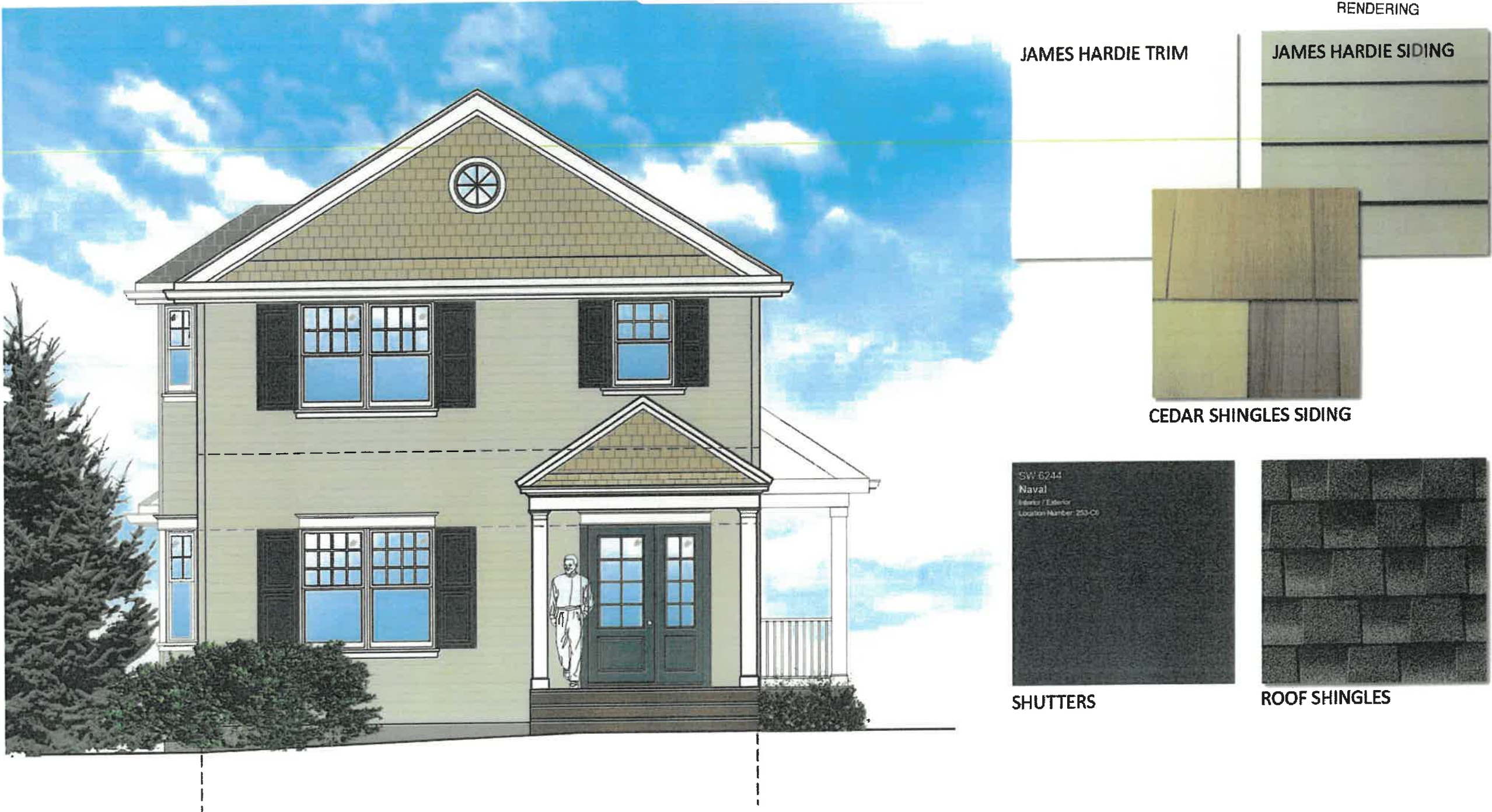
GROUP EXHIBIT B

The Plans

PROPOSED LANDSCAPE PLAN



The Plans



TITLE: PROPOSED COLORS AND MATERIALS

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



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER P 847-295-2440 F 847-295-2451 LAKE FOREST, ILLINOIS 60045 © 2022 MELICHAR ARCHITECTS

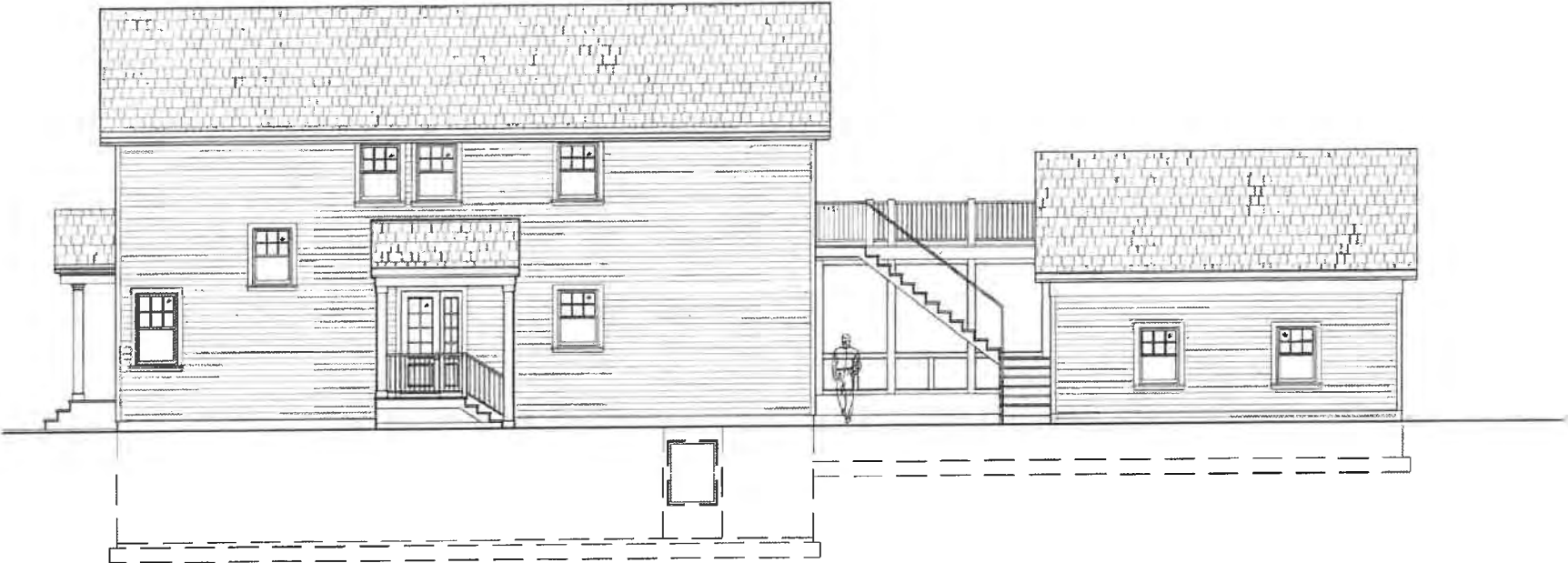
McRAE RESIDENCE
NEW CONSTRUCTION
50 SOUTH JUNE TERRACE
LAKE FOREST, IL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 1968
ISSUE DATE:

GROUP EXHIBIT B

The Plans



TITLE: **PROPOSED NORTH ELEVATION**

SCALE: 1/8"=1'-0"



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045
P 847-295-2440 F 847-295-2451 © 2022 MELICHAR ARCHITECTS

McRAE RESIDENCE
NEW CONSTRUCTION
50 SOUTH JUNE TERRACE
LAKE FOREST, IL

JOB NO.: 1968

ISSUE DATE: Zoning Board of Appeals
submitted: 01/21/2022

The Plans



TITLE: PROPOSED SOUTH ELEVATION

SCALE: 1/8"=1'-0"



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045
P 847-295-2440 F 847-295-2151 © 2022 MELICHAR ARCHITECTS

McRAE RESIDENCE
NEW CONSTRUCTION
50 SOUTH JUNE TERRACE
LAKE FOREST, IL

JOB NO.: 1968

ISSUE DATE: Zoning Board of Appeals
submitted: 01/21/2022

Area of Request
405 Oak Knoll Drive



THE CITY OF LAKE FOREST

ORDINANCE NO. 2022- ____

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 405 OAK KNOLL DRIVE

WHEREAS, Ryan and Paige Robinson ("**Owners**") are the owners of that certain real property commonly known as 405 Oak Knoll Drive, 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 Owners desire 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 Owners submitted an application ("**Application**") to permit the construction of the Improvements and were required to present the Plans to the Building Review Board ("**BRB**") for its evaluation and recommendation; and

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on September 1, 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 Owners propose 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 Owners' Application to construct the Improvements on the Property, and the findings and recommendations of the BRB, have determined that it is in the best interests of the City and its residents to grant approval to the Application, subject to the terms and conditions hereinafter set forth;

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

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

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

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

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

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

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

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

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if the Owners have not (i) executed and (ii) thereafter filed with the City Clerk, within 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 _____, 2022.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2022.

Mayor

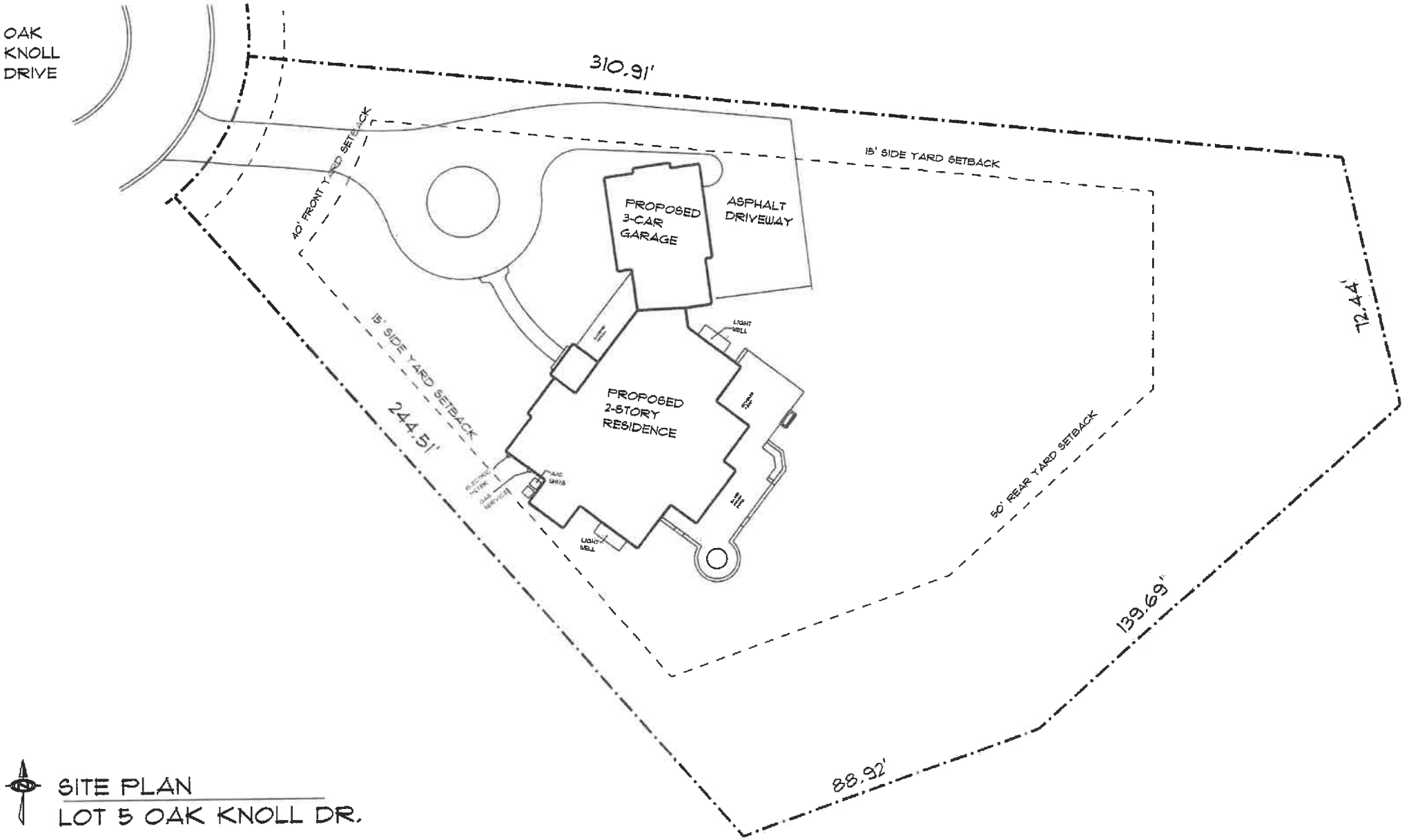
ATTEST:

City Clerk

GROUP EXHIBIT B

The Plans

PROPOSED SITE PLAN



The Plans

COLOR RENDERING



PROPOSED NORTH ELEVATION



4 LEFT SIDE ELEVATION 1/4" = 1'-0"

THE ROBINSON RESIDENCE
LOT 5, OAK KNOLL DR.
LAKE FOREST, ILLINOIS

July 18, 2021
RM
SWANSON
ARCHITECT
1941 E MISSION LN
SCOTTSDALE, ARIZONA

The Plans

PROPOSED EAST ELEVATION



3 REAR ELEVATION

1/4" = 1'-0"

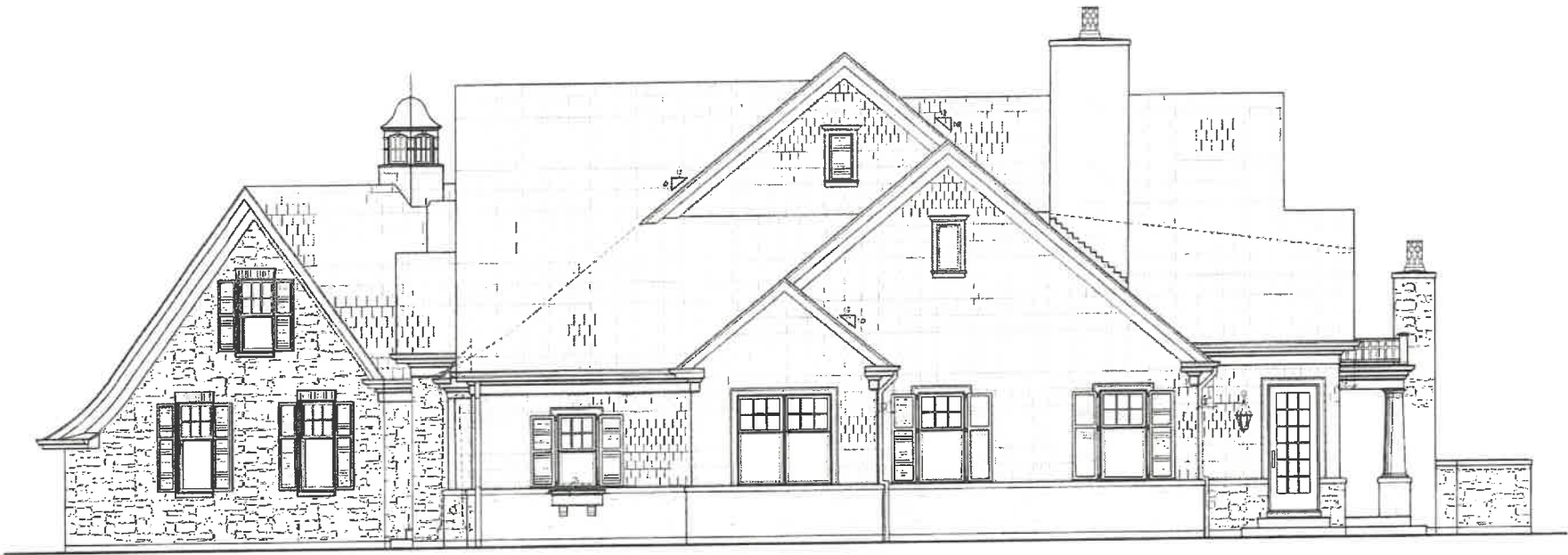
July 18, 2021

THE ROBINSON RESIDENCE
LOT 5 OAK KNOLL DR.
LAKE FOREST, ILLINOIS

RM
SWANSON
1414 E MERRILL LN.
SCOTTSDALE, ARIZONA 85257
480.351.1971
rds@rmswanson.com

The Plans

PROPOSED SOUTH ELEVATION

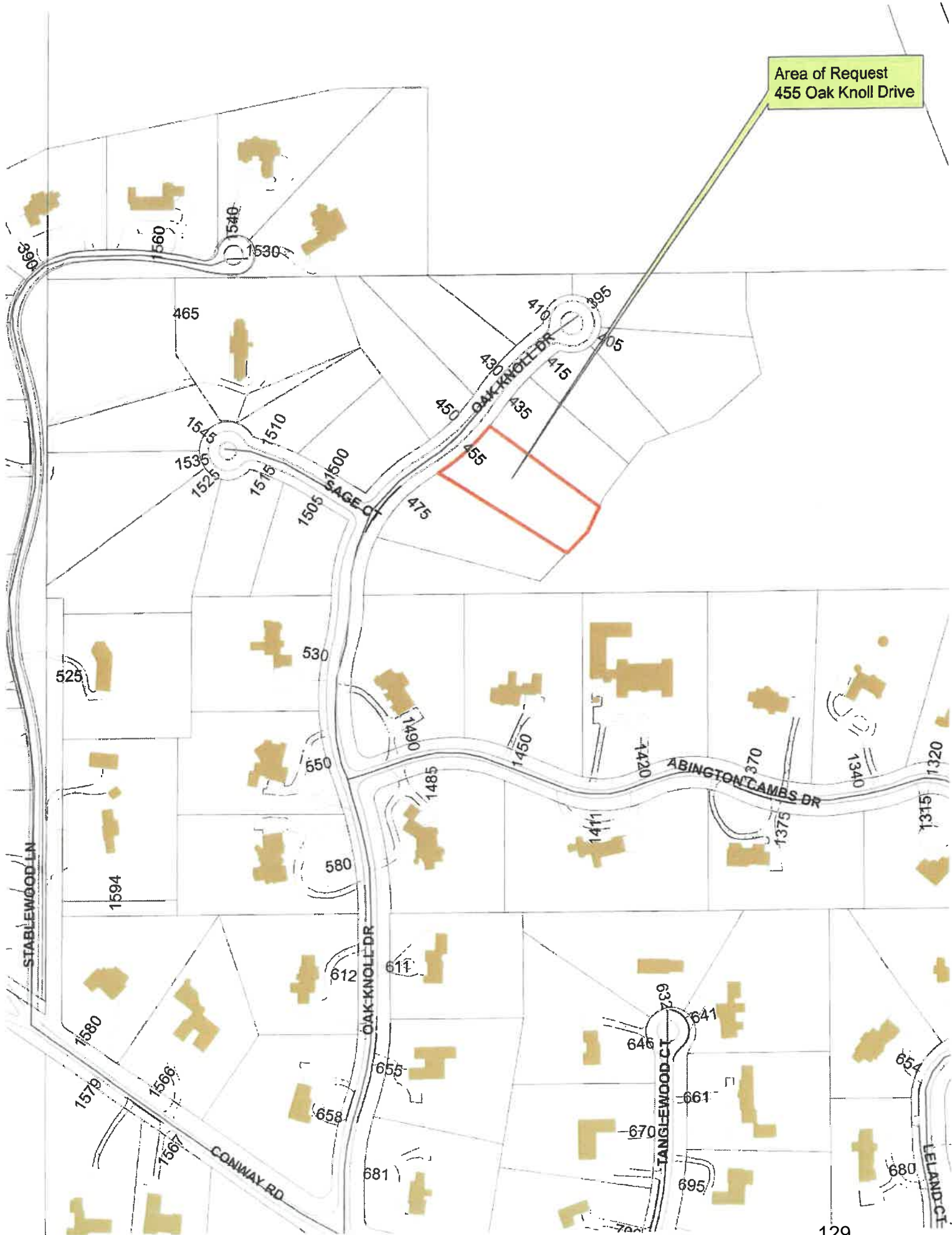


2 RIGHT SIDE ELEVATION 1/4" = 1'-0"

THE ROBINSON RESIDENCE
LOT 5 OAK KNOLL DR.
LAKE FOREST, ILLINOIS

July 18, 2021
RM
SWANSON
ARCHITECTS
1416 E. WASHINGTON ST. SUITE 100
SCOTTSDALE, ARIZONA 85251
PH: 480.344.1111 FAX: 480.344.1112

Area of Request
455 Oak Knoll Drive



THE CITY OF LAKE FOREST

ORDINANCE NO. 2022- ____

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 455 OAK KNOLL DRIVE

WHEREAS, Matthew and Kristine Bowersox ("**Owners**") are the owners of that certain real property commonly known as 455 Oak Knoll Drive, 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 Owners desire 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 Owners submitted an application ("**Application**") to permit the construction of the Improvements and were required to present the Plans to the Building Review Board ("**BRB**") for its evaluation and recommendation; and

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on 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 Owners propose 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 Owners' Application to construct the Improvements on the Property, and the findings and recommendations of the BRB, have determined that it is in the best interests of the City and its residents to grant approval to the Application, subject to the terms and conditions hereinafter set forth;

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

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

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

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

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

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

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

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

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if the Owners have not (i) executed and (ii) thereafter filed with the City Clerk, within 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 _____, 2022.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2022.

Mayor

ATTEST:

City Clerk

REVIEW ONLY-NOT FOR CONSTRUCTION





The Plans



OF

Athletic Field Improvements at Deerpath Community Park

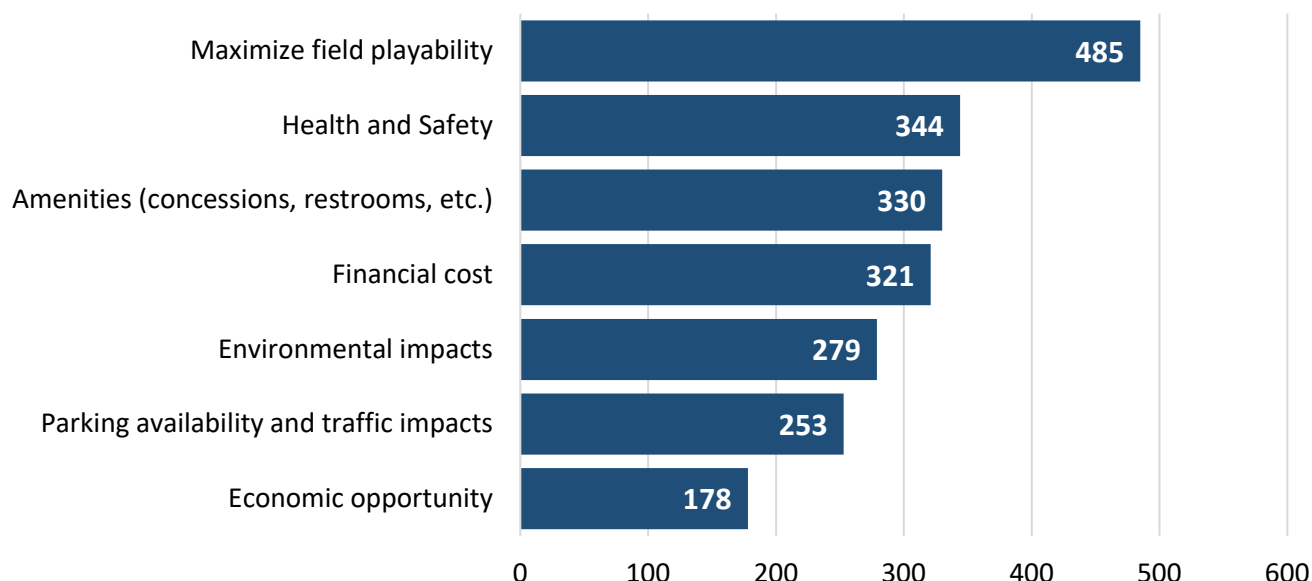
Survey Results



The following report analyzes resident feedback collected in a CityAsks survey on athletic field improvements at Deerpath Community Park. The survey was designed by Zencity and shared by the City of Lake Forest. It was conducted from October 15-23, 2021 and received 761 unique responses, 730 from self-identified Lake Forest residents. Responses from the 31 self-identified non-residents are not included in this summary.

What are your top three criteria for evaluating options for athletic field improvements at Deerpath Community Park?

730 out of 730 answered



What is most important to you when considering improving athletic fields at Deerpath Community Park?

688 out of 730 answered

In-depth analysis of responses to the open-ended question reveals the following themes:*

- **Synthetic turf (191 responses):** Most respondents within this group requested synthetic turf fields and claimed it will allow using the fields even in rainy or wet conditions; some also mentioned that other communities have them. Fewer respondents stated that they prefer natural grass.
- **Availability and playability (156 responses):** Most respondents requested to adapt the fields to be available and playable year-round. Some also asked for multi-use fields that will serve different parts of the community.
- **Environmental impacts (97 responses):** Respondents discussed the negative ecological impact of the possible project, and some specifically mentioned the detrimental effects of artificial turf in this context.
- **Health and safety (82 responses):** Some respondents requested to prioritize players' health and ensure the fields are safe.

- **Financial cost (57 responses):** A few respondents raised concerns about the project's cost and requested that money be spent carefully so the project would not entail a tax increase.
- **Drainage issues (32 responses):** Some respondents specifically mentioned drainage problems at the fields and requested improvement.
- **Amenities (20 responses):** A few respondents mentioned the need for good amenities, focusing on restrooms and adequate parking.

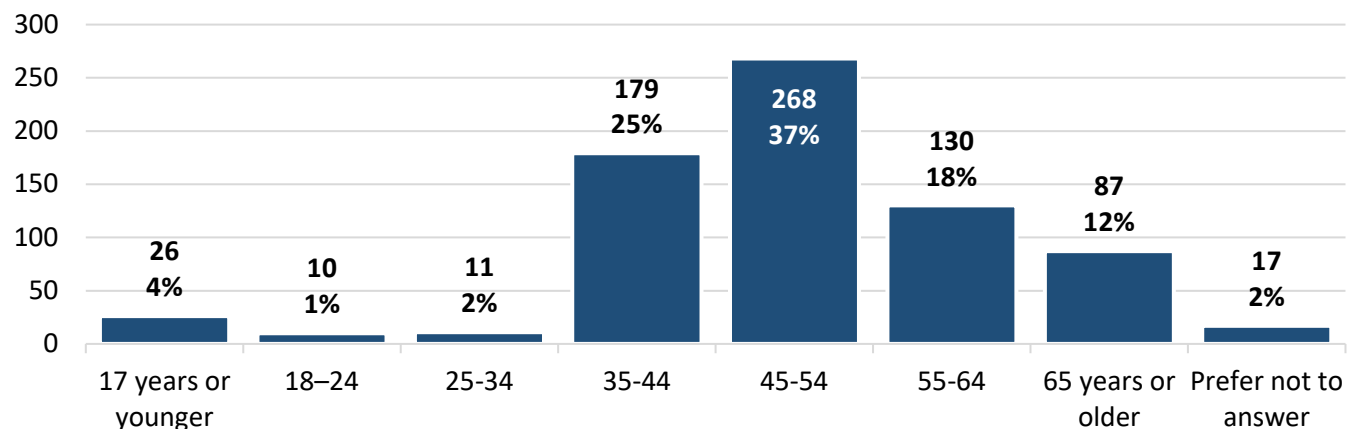
Additionally, a few responses maintained that the fields should be competitive with neighboring communities.

**Note that respondents may have specified more than one issue in their response. Each issue named in a single response is accounted for in Zencity's analysis of the open-ended question.*

Demographic Information

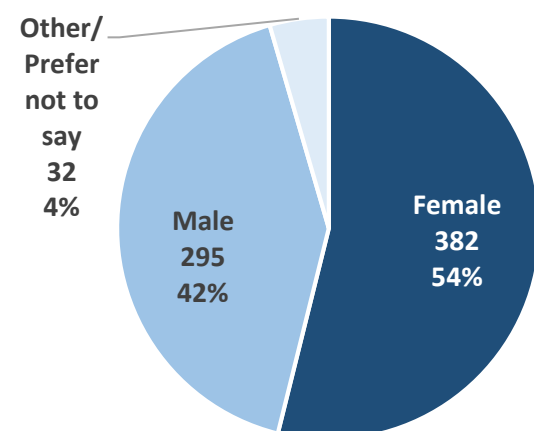
To what age group do you belong?

728 out of 730 answered



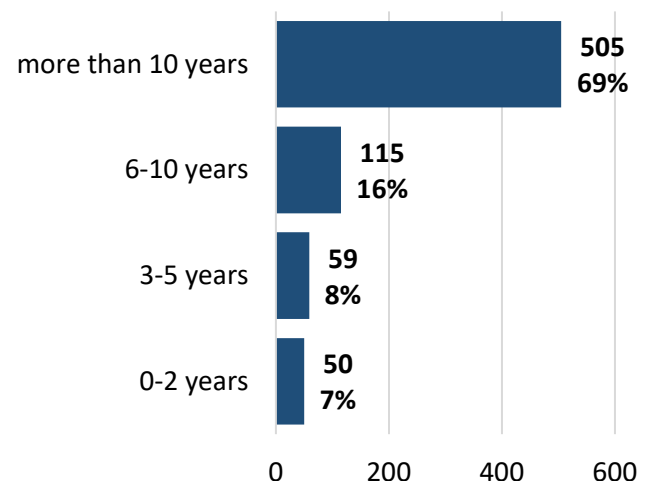
What is your gender?

709 out of 730 answered



How long have you lived in Lake Forest?

729 out of 730 answered



WORKSHOP RESULTS

The City of Lake Forest Parks & Recreation Board hosted a community workshop on December 15th, 2021 from 7 to 8:30 pm to discuss key topics related to potential athletic field improvements at Deerpath Community Park. Approximately 60 community members were in attendance, the majority of which engaged in round table discussions.

This workshop is the first of two on this topic and aims to better define the community's priorities moving forward. The workshop included exhibits and a scorecard exercise, round table discussions, as well as a "report out" session for sharing table comments.

PRIORITY RANKING

Community members were asked to review and rank ten (10) improvement priorities through a scorecard exercise. The table below displays the topics in order of priority:

PRIORITY LEVEL	IMPROVEMENT KEY TOPIC	COMMUNITY RANKING
1	PLAYER SAFETY	4.5
1	MAXIMIZE PLAYABILITY	4.5
1	MAXIMIZE FIELD USAGE & CONDITIONS	4.5
2	PLAYER/USER GROUP EXPECTATIONS	3.8
3	OPERATIONAL EFFICIENCIES	3.7
4	ENVIRONMENTAL SUSTAINABILITY	3.6
5	PARKING AVAILABILITY & TRAFFIC	3.5
5	ENHANCED/IMPROVED ON-SITE AMENITIES	3.5
6	FINANCIAL/OPERATIONAL COST	3.3
7	ECONOMIC DEVELOPMENT OPPORTUNITY	3.1

The community engagement process for Deerpath Athletic Field Improvements is prepared and conducted by The Lakota Group, a landscape architecture and community engagement firm based in Chicago.

**THE
LAKOTA
GROUP.**

ROUND TABLE DISCUSSIONS

Overall, community members agreed that the main priority is providing what is best for the younger generations, and highly stressed player safety. The Lake Forest community also focused on the need to develop a plan for Deerpath Community Park that would make residents proud and ahead of the curve. Below is a summary of key topics based on a ranking exercise completed by participants and subsequent conversations held during the workshop.

Comments provided below within each key topic area are listed in order of priority, based on how much they were emphasized by community members.

PLAYER SAFETY

- The majority of community members were concerned about Deerpath Community Park's current field conditions for player safety. Participants expressed concerns about divots and uneven surfaces, existing sprinkler heads on the fields causing trip hazards for players, flooding and ponding problems, and a lack of sufficient field maintenance as issues that lead to player injuries.
- Player safety, to many respondents, was one of the highest priorities. Enhancing site drainage, improving playing surfaces, providing better lighting/visibility, and addressing field maintenance are critical to many.
- Participants wished to have more information about the best field conditions—synthetic turf or natural grass—as it relates to player safety. Providing high quality field improvements for the kids and the community was unanimously agreed upon by community members.



QUESTIONS FOR FOLLOW UP:

1. WHAT IS THE LEVEL OF PLAYER SAFETY ON NATURAL GRASS VERSUS SYNTHETIC TURF?

MAXIMIZE PLAYABILITY

- Year-round access to athletic fields was a very strong desire shared by more than half of the community members in attendance. This can provide local athletes the opportunity to compete at an elevated level. A few community members mentioned that local leagues are going to neighboring communities, including Libertyville, to access high quality athletic fields, and argue that Lake Forest has an opportunity to host locally as we move into the future.



- High cancellation rates due to field conditions, among other reasons, was a major concern to community members, specifically members with younger kids or those who have a direct affiliation with sports. Maximizing playability, including during the winter and fall seasons, was deemed highly important to residents.
- Some participants noted that synthetic turf, while increasing playability exponentially, does not guarantee year-round access to fields, especially in the Midwest climate.
- A few community members mentioned that the Parks and Recreation Department needs specific athletic field types to better accommodate current demands. This includes baseball fields, among others.

MAXIMIZE FIELD USAGE & CONDITIONS

- The majority of community members were very concerned about the current quality of athletic fields at Deerpath Community Park. Respondents believe that field conditions go hand in hand with the safety of users.
- Field maintenance was a common theme in community conversations. Optimizing playability and properly maintaining heavily utilized fields to ensure player safety and overall best practices was deemed necessary. This includes uneven surfaces, loose dirt in the infields, and divots and holes, among other issues.
- Developing a field resting schedule was also suggested to reduce wear and tear.



QUESTIONS FOR FOLLOW UP:

1. WHAT IS THE COST COMPARISON FOR NATURAL GRASS VERSUS SYNTHETIC TURF AS IT RELATES TO INSTALLATION AND MAINTENANCE?

PLAYER/USER GROUP EXPECTATIONS

- Community members mentioned the need to engage local leagues and affiliates to better understand their current usage needs (practice time, play time, etc.)
- While the community acknowledges the demand for field usage, they are looking for more factual data to support this argument.

Questions on the next page.



QUESTIONS FOR FOLLOW UP:

1. IS THERE A POTENTIAL PARK SITE THAT CAN SHARE THE HEAVY USAGE OF THE ATHLETIC FIELDS AT DEERPATH COMMUNITY PARK? SOME PARTICIPANTS MENTIONED TOWNLINE COMMUNITY PARK AS AN ALTERNATIVE OPTION.

2. WHO ARE THESE FIELD IMPROVEMENTS FOR: THE MIDDLE SCHOOL AND GYM CLASS/RECESS, SPORTS LEAGUES, SURROUNDING NEIGHBORHOODS, REGIONAL TOURNAMENTS? WHO WILL HAVE ACCESS TO THE PLAYING FIELDS?

OPERATIONAL EFFICIENCIES

- Community members expressed interest in seeing a cost comparison to operate natural grass versus synthetic turf.

QUESTIONS FOR FOLLOW UP:

1. WHAT IS THE COST COMPARISON FOR NATURAL GRASS VERSUS SYNTHETIC TURF AS IT RELATES TO OPERATIONS?

2. IS THERE A DESIGN ALTERNATIVE THAT INCORPORATES BOTH SYNTHETIC AND NATURAL FIELDS?



ENVIRONMENTAL SUSTAINABILITY

- Deerpath Community Park is partially located in a floodplain area and drainage has impeded field usability in recent years. A large number of community members suggest the use of synthetic turf to mitigate drainage issues.
- A significant number of community members raised concerns towards the use of synthetic turf for sustainability reasons, including:
 - Synthetic turf may not be recyclable
 - Synthetic turf may release micro-plastic elements
- However, others argued that synthetic turf has more “hidden sustainability,” including:
 - Synthetic turf may have low carbon emissions with the absence of traditional maintenance equipment, such as mowers.
 - Synthetic turf may be less toxic due to the absence of weedkillers, pesticides, fertilizers, etc.
 - Synthetic turf may help manage stormwater
- Some recommended that the City’s Strategic Plan and Sustainability Plan should act as a guide for any future improvements to the athletic fields at Deerpath Community Park.



Questions on the next page.

QUESTIONS FOR FOLLOW UP:

1. WHAT ARE THE ENVIRONMENTAL IMPACTS OF DRAINAGE BACK TO THE CREEK WITH NATURAL GRASS AND PESTICIDES VERSUS SYNTHETIC TURF AND POTENTIAL MICRO-PLASTICS/RUBBER PELLETS?
2. WHAT IS THE LIFESPAN OF SYNTHETIC TURF, BASED ON THE PROJECTED LEVEL OF USE?
3. WHAT IS THE LEVEL OF RECYCLABILITY FOR SYNTHETIC TURF? ARE THERE MICRO-PLASTICS IN SYNTHETIC TURF?

ENHANCED/IMPROVED SITE AMENITIES

- While enhanced amenities were deemed beneficial by some residents, the majority of community members ranked this lower on their list of priorities for improvements. Bathrooms close to the fields were deemed as an important amenity to improve current conditions.
- Fencing was one of the amenities heavily discussed during the community workshop - a number of community members were not in favor of fencing.



QUESTIONS FOR FOLLOW UP:

1. DO TURF FIELDS OR NATURAL GRASS FIELDS REQUIRE THE PROPERTY TO BE FENCED IN ORDER TO PROPERLY MAINTAIN AND MONITOR USAGE?

PARKING AVAILABILITY & TRAFFIC

- Some residents mentioned that improving Deerpath Community Park provides an opportunity to enhance the overall site, including widening roadways to better accommodate traffic flow, including better access to the fire department.
- A few community members suggested channeling heavy usage, including larger community events and tournaments, to more adequate park sites, including Townline Community Park, due to its central location within Lake Forest, and its proximity to a major street.
- A few participants mentioned that transportation infrastructure must be sufficient to support the use of the fields. If there is an increase in usage, traffic should be studied to accommodate this projection.

QUESTIONS FOR FOLLOW UP:

1. HOW WILL INCREASING PLAYABILITY AFFECT TRAFFIC?

FINANCIAL/OPERATIONAL COST

- Cost was one of the main topics of conversation for community members, arguing that synthetic turf, while more resilient than regular grass, will require a higher installation cost. Others mentioned that maintaining synthetic turf, on the long run, will reduce maintenance and operational costs.
- A large number of community members expressed an interest in seeing a cost comparison of natural grass to synthetic turf, including both short-term and long-term costs.
- A hybrid system of providing some natural grass fields and some synthetic turf fields was brought up, by one community member, as one of the alternatives that could address cost concerns.



QUESTIONS FOR FOLLOW UP:

1. WHAT ARE THE COSTS (OPERATIONAL, MAINTENANCE, INITIAL INSTALLATION) OF NATURAL GRASS VERSUS SYNTHETIC TURF?

ECONOMIC DEVELOPMENT OPPORTUNITY

- Overall, community members see great value in improving Deerpath Community Park's athletic fields and see this as a prototype for other park enhancements in Lake Forest.
- On more than one occasion, participants noted that multi-purpose fields can host local events and drive economic development for Downtown Lake Forest.
- Some community members see improvements to Deerpath Community Park's athletic fields as an opportunity to compete with other North Shore sports fields and leagues, draw more users and potential new residents, and support existing and new businesses.
- One community member was concerned about synthetic turf and its impacts on local events, such as the July 4th event.



WE LOOK FORWARD TO SEEING YOU AT THE SECOND COMMUNITY WORKSHOP ON JANUARY 19TH!

VISIT [CityofLakeForest.com/AthleticFieldImprovements](https://www.cityoflakeforest.com/AthleticFieldImprovements) FOR ADDITIONAL INFORMATION

WORKSHOP 2 RESULTS

The City of Lake Forest Parks & Recreation Board virtually hosted a second community workshop on February 17, 2022 from 7 to 8:30 pm. The purpose was to address questions from the first workshop held in December 2021 and provide the community an opportunity to evaluate four different design approaches for Deerpath Community Park. Approximately 120 community members were in attendance, the majority of whom engaged through live commenting. To ensure that other community members, who were not in attendance, had the opportunity to engage, an online comment form was available through February 24. Eighty-eight Lake Forest residents shared their thoughts through the online form.

The second workshop was divided into two segments. The first segment focused on answering questions that were brought up during the first workshop, and the second segment featured four potential design options for Deerpath Community Park. Participants had opportunities throughout the presentation to share their thoughts and feedback. The City of Lake Forest greatly values the community's continued interest in this planning process.

Below is a summary of key topics and subsequent themes mentioned during the second workshop and submitted on the online comment forms.



The community engagement process for Deerpath Athletic Field Improvements is prepared and conducted by The Lakota Group, a landscape architecture and community engagement firm based in Chicago.

THEME DISCUSSIONS

PLAYER SAFETY

- Community members unanimously agreed that high quality improvements and high standard maintenance practices, for either natural grass or synthetic turf are of utmost importance to player safety.
- Some community members expressed concern of PFAS harmful effect on youth players, increased injuries, and heat-generation issues as reasons to keep natural grass fields.
- Other community members found turf fields to be safe for players from personal experience and proven effective across the nation.
- Some community members stated concern for game cancellations on player happiness and suggested that improvements to the athletic fields would support players' mental health.

“AS A FORMER ATHLETE WHO PLAYED ON TURF AND WITH KIDS WHO PLAY ON TURF, I DO NOT HAVE MAJOR CONCERNS WITH PLAYER SAFETY. THERE IS A MINOR INCREASE IN RISK FOR INJURIES BUT PLAYING ON GRASS IN POOR CONDITIONS - OR NOT PLAYING AT ALL WITH CANCELLATIONS - ALSO INCREASES PROBLEMS FOR ATHLETES.”

- COMMUNITY MEMBER



MAXIMIZE PLAYABILITY

- Participants wish to see the fields improved to ensure playability not only for youth sports but also for residents to enjoy the fields.
- Multiple community members voiced their support for investment in synthetic turf fields as the most promising improvement for ensuring playability.
- Other community members expressed that high quality improvements to the natural grass fields would minimize cancellations and ensure playability.



“I VIEW THIS AS AN IMPORTANT PUBLIC GOOD, MY KIDS DO NOT PLAY ORGANIZED SPORTS, BUT WE USE THESE FIELDS FOR FUN, AND WE WOULD LOVE TO USE THEM MORE. THERE HAVE BEEN COUNTLESS TIMES THAT I WANT TO GO OUT WITH MY KIDS, AND WE COULD NOT FIND A FIELD IN THE COMMUNITY IN GOOD CONDITION, EVEN THOUGH IT WAS ONE OR MORE DAYS AFTER A RAIN.”

- COMMUNITY MEMBER

MAXIMIZE FIELD USAGE & CONDITIONS

- Regardless of field surface options, participants agreed that grading and drainage issues at Deerpath Community Park need to be addressed to maximize field usage and condition, avoid game cancellations, and provide the best conditions for players and user groups.
- Many community members expressed interest in synthetic turf field improvements to increase the quality of the fields and create a reliable and durable surface.
- Other community members felt the investment in natural grass athletic fields and continued maintenance would be the best investment by the community to ensure field usage and condition.



“I WOULD LIKE TO SEE OUR COMMUNITY MAXIMIZING THE USABILITY OF OUR FIELDS AND UNFORTUNATELY, WE DO NOT LIVE IN A CLIMATE THAT ALLOWS US TO DO SO WITH NATURAL GRASS AND POOR DRAINAGE ISSUES.”

- COMMUNITY MEMBER

PLAYER/USER GROUP EXPECTATIONS

- Some community members voiced the need to consider the value playfield improvements will have for families that do not play organized sports but use the athletic fields as a gathering space.
- Participants wished to have more input from Lake Forest youth on their preference for natural grass versus synthetic turf fields, as they will be using the athletic fields.

“A LARGE PRICE IS POTENTIALLY BEING SPENT ON A VERY VISUAL PROJECT AND MANY LOCAL SPORTS ORGANIZATIONS ARE GOING TO WANT TO ENSURE THAT THEY TOO HAVE A FAIR OPPORTUNITY TO PRACTICE AND PLAY ON THE NEW FIELDS.”

- COMMUNITY MEMBER



OPERATIONAL EFFICIENCIES



- In regard to operational efficiencies, community members encourage the City to bring sustainable maintenance practices into improvements regardless of chosen surface. Community members encourage Lake Forest to look to comparable communities for the best practices of sustainable maintenance for both natural grass and synthetic turf fields.
- Multiple community members mentioned the importance of ensuring that the athletic fields are well maintained to avoid long-term repairs and reinstallations whether that be through policies or fencing.

ENVIRONMENTAL SUSTAINABILITY

- Some community members raised concerns about synthetic turf not being recyclable.
- They were also concerned about harmful microplastics and potential chemical maintenance treatments leaching into the surrounding environment.
- Other community members raised concerns regarding standard practices for maintaining natural grass. Some suggested organic natural grass management as an alternative worth investigating.
- Community members encourage Lake Forest to investigate the most environmentally friendly synthetic turf that will benefit the community and have the least harmful impact on the environment.

“

I TRUST LAKE FOREST WILL PROPERLY BUDGET FOR MAINTAINING THE FIELDS TO MINIMIZE THE ENVIRONMENTAL IMPACTS.”

- COMMUNITY MEMBER



PARKING AVAILABILITY & TRAFFIC

- Parking availability and traffic were low concerns for community members, but participants were interested in a traffic study for any proposed improvements moving forward.

ENHANCED/IMPROVED SITE AMENITIES

- Numerous community members expressed interest in preserving the walking path with any improvements made to the athletic fields.
- Some community members believe fencing and controlling access will benefit the improved fields long-term to avoid repairs and replacement.
- Community members wanted more information about the policies that the City will have to put into place to protect the improvements including fencing, rules about field usage, and fireworks on-site, to maintain the improvements long-term.
- Fourth of July events were a high priority for Lake Forest members and interest in continuing this tradition was expressed.



FINANCIAL COSTS

- Community members are interested in learning more about the estimated costs presented for the various improvements to Deerpath Community Park.
- On more than one occasion participants showed concern for synthetic turf's high investment cost and its short lifespan of only ten years.
- Other community members felt this level of investment for the community would be good for the City and home property values.



ECONOMIC DEVELOPMENT OPPORTUNITY

- On more than one occasion community members noted that improvements to the athletic fields will make Lake Forest a competitive option for new families looking to move to the suburbs.
- Numerous participants expressed that any improvements should prioritize Lake Forest residents' use and local teams as well as the lifespan of the fields over revenue generation from non-Lake Forest sports leagues.

DESIGN OPTIONS

DESIGN OPTION 1 - BUSINESS AS USUAL

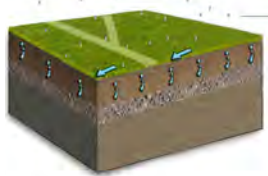
NATURAL GRASS MAINTAINED AS A PARK

OPTION BENEFITS:

- Low cost option

OPTION CHALLENGES:

- Requires on-going yearly effort
- Low playability and usability
- Natural grass maintenance practices



From the workshop presentation.

- Community members unanimously expressed that option 1 is not the right approach and that Lake Forest can do better than leaving the fields as they are. It was noted that this option fails to address usability, field condition, playability, game cancellations, and player safety to name a few issues.

“

LAKE FOREST NEEDS MODERN FACILITIES TO KEEP OUR CITY AND CHILDREN ON EQUAL FOOTING AS OUR NEIGHBORING TOWNS. THIS OPTION DOES NOTHING TO MOVE US FORWARD.”

- COMMUNITY MEMBER

“

THERE IS NO QUESTION THAT THE CURRENT SPORTS FIELDS ARE NOT SUFFICIENT AS THEY HAVE BEEN POORLY DESIGNED AND NOT BEEN APPROPRIATELY CARED FOR.”

- COMMUNITY MEMBER

DESIGN OPTION 2 - NATURAL GRASS IMPROVEMENTS

REGRADE, REPOSITION FIELD, IMPROVE DRAINAGE, AND NATURAL LAWN

OPTION BENEFITS:

- Implement best management sustainable standards
- Regrade, reposition and improve drainage conditions

OPTION CHALLENGES:

- Subject to weather-related cancellations
- High cost with less revenue stream potential
- Requires a higher level of maintenance
- Natural grass maintenance practices



From the workshop presentation.

- Community members expressed interest in this design option for several reasons including financial cost, player safety, and environmental impact.
- Other community members believe this option still does not address maximizing usability and playability to reduce game cancellations, and still has a high financial cost to the community.
- Lake Forest investing in environmentally sustainable maintenance practices came up by multiple respondents for any improvements to the fields.
- Multiple community members brought up the recent drainage improvements to Townline Park athletic fields and note they are still experiencing unfavorable field conditions, game cancellations, and poor usability.

“ I LOVE THIS SOLUTION! GOOD DRAINAGE TECHNOLOGIES WILL PROVIDE LESS CANCELLATIONS, PLUS IT IS THE MOST SUSTAINABLE, THE SAFEST FOR THE ATHLETES, THE SAFEST FOR OUR ENVIRONMENT AND WITH GOOD MAINTENANCE WE SHOULD BE ABLE TO PLAY ON THIS FIELD A LOT, EVEN WHEN THERE IS SOME RAIN.”

- COMMUNITY MEMBER

“ OUR COMMUNITY WANTS RELIABILITY AND DURABILITY IN THEIR FIELDS. GRASS FIELDS CANNOT SUPPORT THE DEMANDS WE HAVE IN THAT AREA, PLUS THE AMOUNT OF PLAY WE GET.”

- COMMUNITY MEMBER

DESIGN OPTION 3 - SYNTHETIC TURF IMPROVEMENTS

NEW ROBUST ARTIFICIAL TURF FIELD SPORTS COMPLEX

OPTION BENEFITS:

- Minimize weather-related cancellations
- Implement best management sustainable standards
- Low maintenance and operations
- High revenue stream potential
- High playability and usability

OPTION CHALLENGES:

- High initial investment costs
- Removal costs at 10-12 years
- More heat generated



From the workshop presentation.

- Community members who favored this option were in support of maximizing field use and condition, relative level of low maintenance, revenue generation, competitive advantage to surrounding communities, and maximizing playability.
- Community members who were against this option brought up the financial costs, environmental impact, heat generation, player safety, and having to replace the product in 10 years.
- Lake Forest community members expressed an interest in gaining children's opinion on turf fields; some expressed having children that do not enjoy playing on turf fields.

“IDEAL SOLUTION TO PROVIDE OUR CHILDREN WITH MODERN FACILITIES WHILE PROVIDING REVENUE GENERATING OPPORTUNITIES. THIS IS SOMETHING OUR TOWN CAN BE PROUD OF AND WILL ALLOW US TO BECOME A PREMIER DESTINATION FOR SPORTS ACTIVITIES AND TOURNAMENTS. THIS OPTION ALSO POSITIONS WELL TO BETTER MANAGE BAD WEATHER EVENTS, WHICH FEEL MORE COMMON TODAY.”

- COMMUNITY MEMBER

“SYNTHETIC FIELDS ARE NOT THE BEST OPTION REGARDLESS OF THEIR INCREASED PLAYABILITY BECAUSE OF THE UNINTENDED CONSEQUENCES THAT MAY RESULT FROM IMPACTS TO OUR ENVIRONMENT AS WELL AS TO USER SAFETY. ALTHOUGH THEY HAVE BEEN AROUND FOR A NUMBER OF YEARS, THERE STILL REMAINS A NUMBER OF QUESTIONS REGARDING THEIR LONG-TERM IMPACT ON HEALTH AND THE ENVIRONMENT.”

- COMMUNITY MEMBER

DESIGN OPTION 4 - HYBRID NATURAL/SYNTHETIC IMPROVEMENTS

HYBRID TURF/LAWN COMPLEX WITH IMPROVED DESIGN

OPTION BENEFITS:

- Provides a balanced approach to meet playability, programming, and environmental needs or concerns.
- Allows for future expansion of turf facilities with further achievable benchmark metrics
- Implement best management sustainable standards

OPTION CHALLENGES:

- Not maximizing playability and usability
- Not maximizing revenue streams
- Fertilizer and infill concerns



From the workshop presentation.

- Some Lake Forest community members felt that this approach would not fix all the problems of the current field and would like to see maximum improvements to the facilities - maximum drainage improvements or full synthetic turf fields.
- Some participants expressed interest in exploring this hybrid option and looking at 2/3 natural fields and 1/3 synthetic turf and having the natural fields closer to the Recreation Center.

“IT IS NOT CLEAR WHY WE WOULD GO WITH THIS OPTION. IF WE ARE ADDING SYNTHETIC TURF, IT SEEMS BEST TO MAKE THE FACILITY ALL SYNTHETIC TURF AND TEAMS CAN USE THE OTHER GRASS FIELDS THROUGHOUT LAKE FOREST IF THEY WANT THAT TYPE OF SURFACE.”

- COMMUNITY MEMBER

TO LEARN MORE ABOUT THE DEERPETH ATHLETIC FIELD IMPROVEMENTS, VISIT THE WEBSITE BELOW.

CityofLakeForest.com/AthleticFieldImprovements

SUBJECT: Approval to proceed with requests for proposals for the design of synthetic turf athletic fields at Deerpath Park.

PRESENTED BY: *Sally Swarthout, Director- Parks, Recreation, and Forestry (847-810-3942)*

PURPOSE AND ACTION REQUESTED: Staff requests the approval to proceed with requests for proposals for the design of synthetic turf athletic fields at Deerpath Park.

BACKGROUND/DISCUSSION: In 2019 Staff partnered with the Friends of Lake Forest Parks and Recreation Foundation to develop the Comprehensive Parks Master Plan utilizing surveys, stakeholder meetings, and interviews. This effort clearly defined park and recreation priorities in our community. Subsequently, the Comprehensive Parks Master Plan was approved by the Parks and Recreation Board and the City Council. The approved Comprehensive Parks Master Plan identified numerous initiatives that were important to the community, including an athletic field complex and synthetic turf field. As a follow up, in 2020 an Athletic Field Feasibility Study was completed to assess the current usage and conditions of our athletic fields. Additionally, the record rainfall over the past several years and frequent concerns about field conditions raised by community stakeholders have elevated athletic fields to the forefront of the priorities identified in the Comprehensive Parks Master Plan.

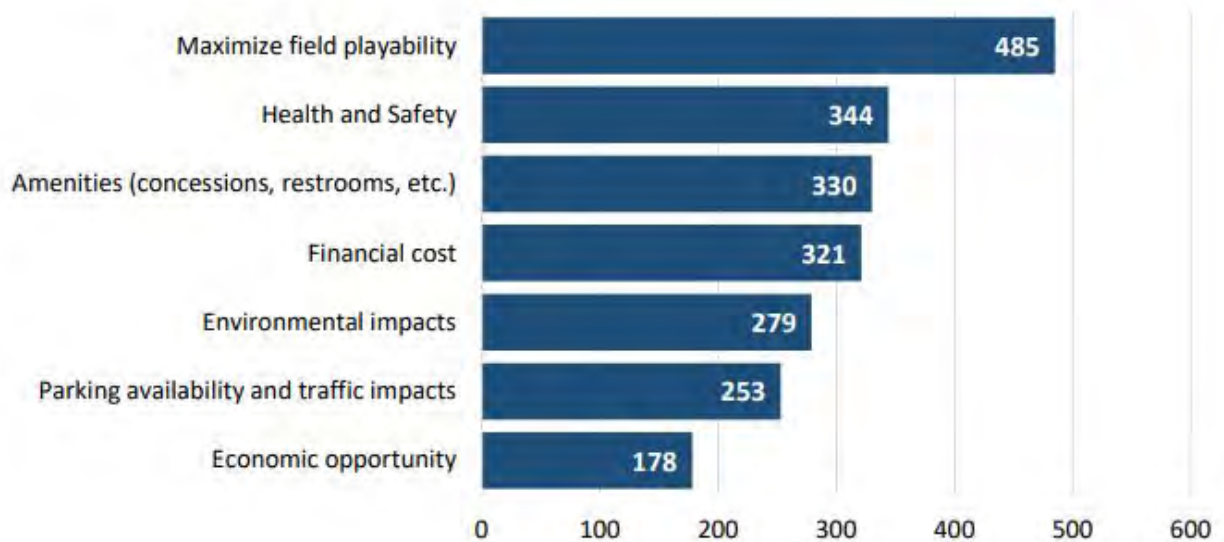
In July 2021, City Council held a workshop where they received information about what improvements would be necessary to enhance the quality of the playing experience at Deerpath Park. Following that workshop, staff identified the following four options for further consideration:

- 1) Continue with existing maintenance and turf conditions.
- 2) Design and improve the quality of natural grass fields.
- 3) Design and build a synthetic turf playing surface.
- 4) A hybrid of options two and three, consisting of both natural and synthetic playing fields.

Following the July Council workshop, Staff undertook a robust community engagement process to better understand resident/user group priorities related to the Deerpath Park athletic fields. As staff evaluated options for Park Board consideration, it was critical to understand what was most important to the community and to acknowledge that the various options have trade-offs. As a first step in this community engagement process, a survey was sent to the community asking them to rank seven criteria for evaluating field improvement options. Responses are included in the following table.

What are your top three criteria for evaluating options for athletic field improvements at Deerpath Community Park?

730 out of 730 answered



The survey was completed by 730 residents and the responses clearly identified maximizing playability as the highest community priority, followed by health and safety, and amenities. The full survey results are attached as Exhibit A on page 13.

To learn more about the community's priorities and preferences for different design options, community engagement sessions were then held on December 15, 2021 and Thursday, February 17, 2022. These meetings further gauged the community priorities, ensured public input in evaluating the identified criteria, and helped refine the options being considered.

The first community workshop was held in-person on December 15, 2021. Attendees were asked to review and rank 10 priorities through a scorecard exercise. Following the scorecard exercise, attendees discussed their priority preferences in small groups. The summary of the scorecard responses identifies the following top priorities: maximizing playability, maximizing field usage and conditions, and player safety. A summary of the scorecard exercise is included below and the full workshop summary is included as Exhibit B on page 15.

PRIORITY RANKING

Community members were asked to review and rank ten (10) improvement priorities through a scorecard exercise. The table below displays the topics in order of priority:

PRIORITY LEVEL	IMPROVEMENT KEY TOPIC	COMMUNITY RANKING
1	PLAYER SAFETY	4.5
1	MAXIMIZE PLAYABILITY	4.5
1	MAXIMIZE FIELD USAGE & CONDITIONS	4.5
2	PLAYER/USER GROUP EXPECTATIONS	3.8
3	OPERATIONAL EFFICIENCIES	3.7
4	ENVIRONMENTAL SUSTAINABILITY	3.6
5	PARKING AVAILABILITY & TRAFFIC	3.5
5	ENHANCED/IMPROVED ON-SITE AMENITIES	3.5
6	FINANCIAL/OPERATIONAL COST	3.3
7	ECONOMIC DEVELOPMENT OPPORTUNITY	3.1

Additionally, several questions were raised during this first workshop regarding the environmental impact of both synthetic and natural grass playing surfaces. While environmental sustainability was not identified as the highest priority in the scorecard responses, given the particular focus on this issue by an engaged group of residents, staff felt it was important to assess the issue at the second community workshop.

The second community workshop, which was held remotely on February 17, 2022, addressed questions raised at the first workshop and provided a preliminary review of the four options under consideration. Given the large interest in this project, the workshop presentation was posted online and residents who were unable to attend were invited to view the presentation and complete an online comment form through February 24 to provide feedback on the design options. A summary of the workshop and comment form responses is attached as Exhibit C on page 21 of this packet. As indicated in the summary, a number of residents continued to question the environmental impact and safety of synthetic turf fields. Additionally, many residents were interested in information regarding playability, safety, maintenance, and operations from our neighboring communities that have synthetic turf fields.

It should be noted that the main user groups at Deerpath Park are Lake Forest Parks and Recreation program participants, Deer Path Middle School students, and local athletic organizations. Many of those user groups participated in the community engagement process and several user groups also submitted letters that are included

as Exhibit D on page 30 of this packet. Overall, the user groups indicated a preference for synthetic turf. The Park Board and City Council also received correspondence from non-user interest groups, including several outside the community, many indicating opposition to synthetic turf. Correspondence from local non-user interest groups is included as Exhibit E on page 36 of this packet.

Throughout the community engagement process, residents agreed that The City of Lake Forest needs updated athletic fields. The top priorities heard throughout engagement efforts were to maximize playability, maximize field usage and conditions, and player health and safety. Although environmental sustainability has not scored as a top priority throughout the community engagement process, a segment of the community has expressed strong concerns about those issues. Consequently, Staff will consider best sustainable practices during the design phase, balanced with other priorities identified by the public.

Information gathered during the community engagement process prompted Staff to conduct additional research into local experience from neighboring communities (attached as Exhibit F on page 40 of this packet lists neighboring communities with synthetic turf fields). Because of the prevalence of turf fields in the area, Staff solicited feedback from neighboring communities to better understand their experience within the context of the identified community priorities. Staff connected with 13 municipalities, parks districts and schools, including Lake Forest High School, Lake Forest Academy, and Lake Forest College to understand their experiences related to the Lake Forest community-identified priorities. This outreach included discussions with the Village of Oak Park and the City of Evanston, which are known for their sustainability commitments, to understand their experience with recently installed synthetic turf fields in the context of their environmental sustainability efforts.

Staff gathered this additional information through surveys, individual interviews, and site visits to other community's fields. Consistent with topics prioritized during the community engagement process, questions focused on playability, player safety, maintenance obligations, and overall user satisfaction. Each group expressed support for synthetic turf. Local experience is clear – the entities consulted that have installed synthetic turf have been happy with the performance. Based on local responses, installation of synthetic turf extends playing seasons, significantly reduces weather related cancellations, increases demand from local user groups, while requiring less maintenance. Survey respondents indicated that there was not a noted increase in injuries due to the use of the synthetic turf compared with their previous use of natural grass surfaces. A summary of these responses is attached as Exhibit G on page 41 of this packet.

At the February 17, 2022, workshop four options for the rehabilitation to Deerpath Park Athletic Fields were presented:

1. Improve in place,
2. Natural grass fields with improved drainage,
3. Synthetic turf fields,
4. A hybrid of synthetic turf and natural grass.

Staff evaluated the four options based on community feedback, user group preferences, and neighboring community input. A brief overview of these options is outlined below. In sum, Staff do not recommend Option 1- Improve in Place, as it is not expected to adequately address community needs and priorities. The remaining three options are discussed below in the context of community needs and priorities.

Based on preliminary design estimates provided by Gewalt Hamilton Associates, a professional civil engineering firm with experience developing athletic sports complexes, the long-term cost difference between options 2, 3, and 4 is negligible. While City Council will consider funding issues, 10–20-year costs are substantially similar such that finances should not be a determining factor in considering one option over another.

Option 1: Improve in Place (Not Recommended) – Improve in place would not provide the needed conditions for competitive play for recreation program participants or for our stakeholder organizations.

Option 2: Natural Grass Fields with Improved Drainage – Natural grass with improved drainage is a good option and would provide significant improvements over today's conditions. However, this option would not meet the top-rated criteria identified during the community engagement process. Adding improved drainage would reduce the time of field closures after rain events as the grass would dry out quicker. With proper/additional maintenance resources the fields could be kept in top playing conditions. However, the fields would still be closed for maintenance and protection after rain or heavy use to avoid tearing up the soft ground. Natural grass would also require additional maintenance including man hours, synthetic fertilizer and other applications, and use of gas emitting machinery to ensure a high quality and safe playing surface for our participants. Based on conversations with local experts, organic treatment options can be effective for fields with passive play but are not as effective for fields like those at Deerpath Park that receive heavy use.

Option 3: Synthetic Turf Fields – The addition of synthetic turf fields would be the best option, as it best addresses the top priorities identified by the community. Synthetic turf would maximize playability, field usage and conditions. Based on

feedback from neighboring communities, increased injuries have not been reported on synthetic turf and therefore this option would also prioritize player safety. Converting Deerpath Park to synthetic fields would extend the playing season, allowing for play and practice at least nine months of the year on a well-drained, readily available playing surface. This option would also allow staff to maximize field usage and extends the playing season annually.

Recognizing that there may be community members that prefer to utilize a natural grass surface, it is important to note that even if the fields at Deerpath Park become synthetic turf, there would still be 14 natural grass fields in other City parks. On the other hand, if Deerpath Park remains natural grass, it denies residents the choice to play on a synthetic turf playing surface. From an operational perspective, the installation of synthetic turf at Deerpath Park would allow for more targeted upkeep and maintenance for all athletic fields in The City's field inventory. Neighboring communities with synthetic turf fields have begun hosting practices for the upcoming spring season. Deerpath Park likely cannot do so until mid-April.

Similar to natural grass, the synthetic turf option would require significant upfront costs. However, over the estimated life of the turf field these costs even out with the natural grass option. There are also annual maintenance costs that would be part of annual operating budgets moving forward.

It should be noted that while some have expressed a concern with synthetic turf and heat exposure, play is minimal during the months of July and August and summer camps already move indoors on particularly hot days. Project design can also mitigate some of the concerns regarding heat.

Option 4: Hybrid Option - The hybrid solution would involve the use of natural grass and synthetic turf fields and would be better option than natural grass alone. While this option would improve playability (as compared to natural grass alone) by adding a durable, well-drained turf section, it would not maximize overall playability. The hybrid option would limit the flexibility of field placement and available programming space. These limits would cause scheduling challenges with other fields in our other parks, as programming would need to be moved from Deerpath Park to accommodate field needs. While there would be the options of natural grass and synthetic fields in the same place, a buffer would be required between the two surfaces that would ultimately reduce the field usage space. Moreover, additional staff would still be necessary to maintain the grass fields to meet community expectations.

Based on community feedback, research, interviews, and surveys of neighboring communities, Staff believe that installing synthetic turf athletic fields is the best option for improving field conditions at Deerpath Park. There are still some questions that won't be answered until we proceed with comprehensive engineering design. Nevertheless, given the community's stated priorities and available information, the best solution for the Lake Forest community today and into the future is to proceed with design engineering for synthetic turf fields. This option would maximize playability, field usage and conditions without compromising player safety, and would allow for the consideration of sustainability objectives during the design process. As noted above, importantly this option allows user groups the opportunity for choice: Those that prefer natural grass fields will still have access to them, while those that prefer synthetic turf will have that option, as well.

Finally, while this has been a long process it is critical to note that community engagement is a hallmark of Lake Forest and allows all residents the opportunity to be heard. Soliciting feedback from a wide range of stakeholders with differing opinions leads to a better, balanced final product. Staff are truly thankful for all those who contributed to our resident engagement efforts.

BUDGET/FISCAL IMPACT: There is no budget impact at this time. Staff will return with the results from a competitive pricing process.

COUNCIL ACTION: Approval to proceed with requests for proposals for the design of synthetic turf athletic fields at Deerpath Park.

EXHIBIT G

Synthetic Turf Field Operations Survey Results

3/10/2022

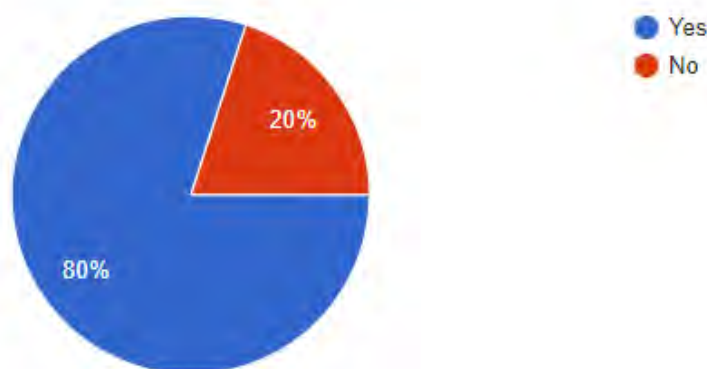
The following are the responses to a survey shared with representatives from neighboring municipalities, park districts, and schools.

Organization

- Northbrook Park District
- Skokie Park District
- Park District of Oak Park
- Lake Forest HS
- Deerfield High School
- Lake Forest College
- City of Evanston Robert Crown Community Center
- Kenilworth Park District
- Glencoe Park District
- Winnetka Park District

Does your organization maintain a synthetic turf field?

10 responses



Have there been any unanticipated maintenance issues with synthetic turf? Please explain.

- Have had a few issues with the sewn in lines coming loose.
- There have been some seams that have popped, but past than nothing too unexpected.
- No, we follow the manufacturers guidelines and ensure we meet them.
- Nothing notable
- Very little issues, we have the field inspected annually and occasionally have to fill in low some spots with more fill and occasionally some stitching needs to be done, but for the most part it's maintenance free.
- None.
- Our turf fields are only two years old so we have not seen any damage as of yet
- NA
- No.

Have you noticed an increase in injuries on synthetic turf compared to natural grass fields?

- No
- Not that I'm aware of.
- No
- No
- No
- No
- There has been no injuries reported to the facility due to the use of turf fields
- NA
- No.

When it comes to weather-related cancellations, have you noticed a difference between natural grass and synthetic turf fields? Please explain.

- Yes, we rarely have to cancel on the turf compared to the grass.
- Yes-there has been more playability post-storm events.
- Of course. The turf fields are heavily used and sometimes the only place that is open. It is a massive benefit of synthetic.
- Turf has reduced/almost eliminated cancellations for all the sports we play on that surface (Field Hockey, Soccer, Football, and Lacrosse).
- Yes, very rarely have to cancel on synthetic turf, if we do it's lightning related and not a field issue.
- Yes, natural grass gets destroyed when used during rain or shortly after. Turf can be used without issue during rain and after.
- No
- NA
- Yes. Fewer weather-related cancellations with the synthetic turf fields. We even have third party organizations renting the fields in January and February.

Has there been a greater rental demand to play on natural grass or synthetic turf fields? Please explain.

- We have a lot of demand for use of the turf field.
- Yes-we're able to begin leagues sooner and run them later and as a result have had more requests.
- The synthetic turf fields are the most sought after fields we have.
- We do not offer our turf as a rentable space. Grass is rentable and on occasion we make the decision to shift a grass rental to turf at our discretion when weather makes the grass unusable.
- We only allow our feeder groups to use our fields. They prefer the synthetic field over our grass fields.
- We rent on both surfaces. Both are in high demand during normal rental periods.
- There is a huge demand to play on turf fields and its hard to balance paid vs public use. Currently in the winter people from the public are shoveling the fields in order to utilize prior to the spring and summer when they are mostly permitted out during the prime hours
- Synthetic turf will increase demand. In the Northshore near Kenilworth, rental prices for synthetic turf are at a premium.
- NA
- Synthetic turf fields. Cleaner, always consistent field of play.

Our residents have asked about public access to the fields. Are your synthetic turf fields open to the public or fenced off / reservations only?

- Open to the public
- The synthetic infield we have is open to the public. I've noticed parents out there with kids hitting balls and practicing which has been nice.
- Both, we permit them and also allow the public to use the space when not in use.
- Fenced off.
- Our campus is open to the community when not in use for a school related event such as practices/games.
- We have fences around our property. They are not open to the public, but, the High School kids do come out and use them as their fields are locked. I recommend having them fenced to keep certain things off, but, would promote "open turf" opportunities.
- Our fields are open to the public whenever they are not permitted.
- We are looking to build one in the near future. We have discussed specific hours for community use.
- NA
- Open to the public.

If you had to do it over again, would you choose synthetic turf? Why or why not?

- Yes. We are open 11 months a year
- I would in the right scenario. My suggestion is to have a large enough area so that you're able to move things around on it if possible to avoid repetitive wear and tear. I don't believe the expense is saved vs. labor due to the average life of synthetic turf but it certainly does increase playability and extend the timeframe of usage on the field.
- Yes, we are land locked and absolutely need turf to give us some relief on the natural fields.
- Yes - usability factor is a game changer.
- Yes, low maintenance and can use field daily without damage to the playing surface.
- Yes. Durability, maintenance, flexibility of use, longer rental season, and programmatic expansion have all been a benefit.
- I would choose synthetic turf anytime because it is less maintenance and you get more out of it in terms of revenue, usage and durability
- Yes, we are considering adding it to the infield of our baseball fields for more playability.
- Yes. Huge win. Maintenance is easy. Fields always are available.

Anything else to add?

- Field turf is great. Provides a lot of options for soccer, field hockey, lacrosse and football.
- Good luck with whatever direction you decide!
- We would love to get more turf fields if/when the opportunity arises.
- We are happy with our synthetic turf field.
- I would turf as much possible space as possible. The amount of useable space it creates is incredible. Have a plan to clear the turf of snow and leaf debris. Have a plan for turf replacement. If you are going to use turf at night, understand the lifespan of the surface will decrease. Yearly maintenance should be built in to your contract.
- Turf Fields are a huge asset for any community
- While we do not have a field, we are looking to add one in the near future. Ours will be smaller in size, but will allow enough space for organization practices (no games). There is a large demand for turf fields

in the north-shore. There is also a lack of playable space. We have seen an increase in squatters (organizations using our fields without payment or permission) who are profiting off of the use of our facilities. We have ramped up security and will continue to monitor.

- We use synthetic turf a lot in our playgrounds and love it. No problems and no complaints

Synthetic Turf Fields Maintenance Survey

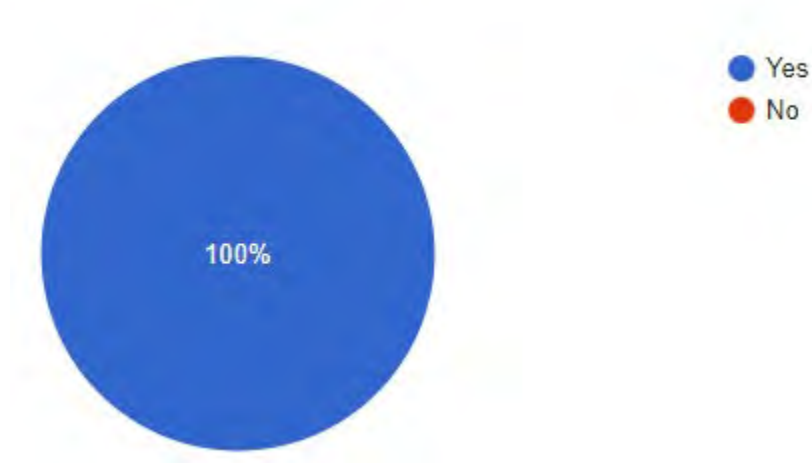
3/10/2022

The following are the responses to a survey shared with representatives from neighboring municipalities, park districts, and schools.

Organization

- Lake Forest H.S.
- Waukegan Park District
- Wilmette Park District
- Lake Forest College/FacMan
- Lake Forest Academy
- Village of Vernon Hills
- Adlai E. Stevenson High School

Does your organization maintain a synthetic turf field?



How long have you had the turf field?

- 13 years on 1st field and 3 years on 2nd field
- 12 years
- 6 years
- 20 years or so
- 2019
- 2 years
- Stadium Turf was 12 year 2020

What's the size of the turf area?

- aprox 380X260
- 100,000 SF (2.3 acres)
- 3.3 acres
- Competitive soccer w/ a lovely football inlay
- 3.65A
- 3 full size soccer fields

- Stadium is approximate 90.000 sq ft multi purpose is 167.000 sq ft

Are the synthetic turf fields...

- They get painted for sports that are not sewn in.
- The lines? Both...sewn (football/soccer); paint...youth soccer/Lax
- Sewn in
- They sew in most of the lines, different colors for soccer and football
- Sewn in
- Sewn in
- Sewn in

Are the synthetic turf fields fenced in?

- and Locked
- Yes
- No
- Yes
- Yes
- Yes
- stadium is, multi purpose is not

How many months is it in use? Please provide number and range (i.e., 9 months, February-October)

- March-Nov
- 9 months; March - November
- April 4-November 20 is the main season but we get calls once the snow melts in March and will go late November/December until 1st snowfall.
- You should ask the Athletic folks, but it's as much as they are able...
- It's available for LFA sports usage and many outside rentals and summer camps February - December (depending on weather). We are exploring options for snow removal for more rental opportunities as well.
- March to November
- 8 to nine months depends on weather

How many days a week is the field used?

- 7
- 7
- 7 days a week. Both main organizations that rent turf, travel soccer & baseball, take Friday's off leaving space available on Friday's for others
- I defer to my colleagues
- Minimum 5 days/week. 7 days/week June - August with summer camps.
- 7
- 6 days

What are your yearly, weekly, and monthly maintenance practices? Provide hours, if possible.

- 300 man hours a year. 2-3 weekly, changes per month
- Monthly grooming/sweeping; Once a year - deep clean w/ contractor; Total hours Maint = 36 hrs/year (does not include basic maint (garbage/painting/etc))

- 8 hours a month when in use. grooming. picking up trash
- same as above, I'm Facilities Management, I built it. Athletics maintains it. I can direct you to those people.
- I use a FieldTurf Groomright for most cultural practices. It is a tow-behind implement that has the ability to brush, aerate, and rake (BAR) the surface. I can operate each practice individually also. I run the brush, aerate, and rake together 2x/year (right before spring sports and fall sports). I run the brush/rake attachment 1x before summer camps, and then sweep the surface as needed throughout the warmer months (more during the summer with camps running constantly for debris and fall with small debris).
- Minimal. Installer provides an annual cleaning. PW redistributes rubber pellets 4-6 weeks. Empty trash daily.
- With the fields being new they are walked daily and and brushed every six weeks as needed

What equipment do you use for maintenance?

- Fieldturf Groomall, Sports Champ
- Greens Groomer/Turf Chief
- groomer and a sweeper that picks up trash. Airless spray painter.
- I will refer you to Brian Bruha, (847) 735-5293 for the remaining answers
- I used the FieldTurf Groomright, Fieldturf lightweight drag sweeper, and Kifco water cannon during the stretches over 90 degrees.
- Field sweep/groomer attachment
- Fieldturf Sweepright pro and a fieldturf Greensgroomer we also have a pull behide sweeper

How often is the field painted?

- 2/year for painted fields; rest sewn in; or once for each special event (lax, frisbee, etc)
- once a month when in heavy use
- We have two fields (Bears and Warner). The bears side is already lined (sewn and glued in) for softball in one corner and girls LAX across the entire field. The Warner side is lined for boys LAX. I only paint if we need to put a soccer team on one of the fields due to a rain event making our one or two of our natural fields unplayable. The soccer field on this surface is not regulation so it's not something we try to host but at least gets a game in.
- Sew-in
- we a paint the stadium turf for mens and womens lacrosse and paint about 500 hundred 2 inch dot for the band 2 times a year and on one of the mult purpose fields we paint football in the fall

What procedure do you use to remove paint?

- 4 times yearly
- n/a
- spray it with a stripper and then we have brush that agitates the paint and we low pressure wash it off
- I use Pioneer chalk paint that is designed to be used on synthetic turf. It fades away with rain events over a short period of time.
- NA
- None

Do you spray for MRSA?

- Yes
- No
- No

- No
- No
- No

Do you have a GMAX testing preference?

- Clegg
- Clegg; Less than 135
- No
- Because it is a new field, and covid limited its use in 2020, we have been told that we do not need to test for 4-5 years.
- nothing yet

What infill do you use? How often do you need to add it?

- Crumb Rubber from Fieldturf. 4000#'s yearly
- crumb rubber; Twice annually in high traffic areas only
- Mondo Ecofill Rebound. mondoturf.com filling it in for the 1st time in 6yrs. Our turf is in good shape.
- Black crumb rubber. I check high use areas such goal areas, softball pitching mound, batter's box, and all bases each week during their season. I have not needed to add material across the entire field yet with our BAR grooming piece.
- annual
- Crumb Rubber

What are your biggest maintenance concerns?

- Adding rubber, taking off temporary lines, grooming, leaf maintenance
- Seams coming up; Worn fiber in high traffic areas; Replacement costs
- taking all the organic matter of the turf. gum, food, leaves, debris, vandalism
- Being too aggressive with the rake attachment on the BAR system. The brush can move material too much at times also. Aeration tines are pretty solid when using 2x/year. Less is more with this piece.
- leaves and rubbish collection
- Marching Band in the Stadium and on Muilt purpose is Baseball and Softball

Have there been any unanticipated maintenance issues with synthetic turf? Please explain.

- We have been lucky so far.
- No; Pretty simple as its primarily used for soccer and some youth football; All play is scheduled use only...no off the street/pickup play. All heavy machinery/equipment is kept off; No snow removal; Gets a little hot peak summer...but primarily heat is located below knee level.
- We have a pitching mound that can be flipped over for soccer. Cool idea at the time but baseball organization doesn't like the mound drop off in back of mound. Unnatural. It is not a natural drop off for pitchers at that level. (7th-8th grade). Also takes 2-4 guys to flip mound. very heavy. So to fix that we make sure our soccer field end line stops short of the mound so we don't have to flip mound. I would make sure your baseball people are all in agreement with the manufacturer's mound that you will use.
- We have had some glued pieces lift up. We are still within a warranty period but we can buy glue for a caulk gun after for repairs.
- No. Very satisfied.
- none as of yet

Anything else to add?

- I love having a synthetic turf. It gets used starting in March-November. No Rain Outs. No tearing up the Natural Grass Fields.
- Ours is an AstroTurf (GameDay) System installed in 2010. Good luck - please reach out if i can help
- no lights on our fields. Lights in Wilmette are always a point of contention in Wilmette. We only have lights at Howard Park for softball & football.
- Good luck! Remember, they can melt if you fire a model rocket off one! And Boise State did one in blue and had a problem with ducks trying to land on the "water"...not funny because they were breaking their legs! The guys that installed it told me!
- The synthetic turf field gets much hotter at the surface than natural grass. When we get into the the mid 90s+, the crumb rubber can technically emit a carcinogen. Because of this, we have a Kifco water cannon with add on booster pump that was purchased with the field to quickly cool the surface. It can be a big liability without using the piece. It 2018 or 2019 it was well over \$20k. We purchased from Conserv.
- Our VHAC users were constantly impacted by rain-outs and worn areas by the goals. SportsTurf fields have all but eliminated these issues.

City of Lake Forest
Athletic Field Improvements
Project Cost Analysis

DRAFT

3/28/2022

NATURAL

SYNTHETIC

One-Time Costs (Gewalt Hamilton Schematic Design October 2021):

Pre-Design Estimates. Includes 10% contingency and 12% FY21-23 Inflation

Turf Improvements	\$4,998,646	\$7,900,209
Site Utilities (Water, Sanitary Sewer)	\$297,680	\$297,680
Buildings		
North Building - Storage, Patio, Restrooms, Maint	\$1,662,250	\$1,662,250
South Building - Restrooms, Patio	\$655,750	\$655,750
Underground Detention	\$257,725	\$257,725
Rehabilitation (Street Resurfacing)	\$324,520	\$324,520
	<u>\$8,196,571</u>	<u>\$11,098,134</u>

One-Time Costs funded by Bond Issue with annual debt service paid from property tax levy

10-year annual debt service, 2.75%	\$950,000	\$1,285,742
Resulting addl increase in 2021 total levy	2.71%	3.67%
Resulting addl increase to average household	\$105	\$142
15-year annual debt service, 2.90%	\$682,683	\$924,350
Resulting addl increase in 2021 total levy	1.95%	2.64%
Resulting addl increase to average household	\$75	\$102

Operating Budget Impact (Parks/Recreation):

Personnel	Increase to 4 FTEs	Current 2 FTEs
First Year additional cost - Personnel	\$256,000	N/A
First Year Maintenance - net budget impact	\$50,000	\$15,000
<i>Inflation Factor 3.0% annual</i>		
Resulting addl increase in 2021 total levy	0.87%	N/A
Resulting addl increase to average household	\$34	N/A

Synthetic Turf Replacement (every 10 years):

Increased field rental fees placed in specific account to fund turf replacement

Inflation Factor 3.0% annual	N/A	2,500,000
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TOTAL COSTS

	<u>Financing Option</u>	<u>Natural</u>	<u>Synthetic</u>
Total 10-year costs	10-year financing	\$13,007,947	\$16,291,311
Total 15-year costs	10-year financing	\$15,191,268	\$16,398,337
Total 15-year costs	15-year financing	\$15,931,513	\$17,406,167
Total 20-year costs	15-year financing	\$18,462,580	\$21,914,004
Total 25-year costs	15-year financing	\$21,396,780	\$22,057,837

Dear Honorable Mayor and Honorable City Council,

On behalf of the Deer Path Middle(DPM) School Wellness Department, this respectfully recommends your consideration of installing a synthetic turf surface that would replace the existing natural grass fields at Deerpath Community Park.

As DPM Wellness Department Leaders, we believe the synthetic surface would increase daily use for our students, plus the entire Lake Forest community since it would lessen the impact our climate has on the existing grass and dirt fields. As teachers responsible for 800+ students, we try to get all of them outdoors every day, weather permitting, but we're often compromised, even on good weather days due to damp, drenched grounds that haven't recovered from rain, snow, sleet, cold temperatures and other elements associated with our climate. A synthetic surface could permit more immediate, regular access for our students. In addition, a synthetic turf will provide a safe, level outdoor classroom for Wellness that is easily accessible for all students.

In addition to weather challenges, our fields are further compromised by migrating Canadian Geese and their waste. Installation of synthetic turf will not appeal to these geese, and could relieve us of the attendant mess, bacteria, and clean-up we currently undergo.

Finally, please note that we have 15 years' experience at Lake Forest High School West Campus where a synthetic turf surface was installed in 2007. That Field has successfully served our community for football, soccer, field hockey and other community events across a variety of age groups without compromise due to weather conditions. Adding another all-purpose surface at Deerpath Community Park could benefit the entire Lake Forest community for future decades, and inspire the community to take advantage of a resource regardless of our climate challenges.

Respectfully,
DPM Wellness Department

March 4th, 2022

Michael Mangiaracina
549 N. Mayflower Rd
Lake Forest, IL 60045

Mayor George Pandaleon
City Manager Wicha
Alderman Jennifer Karras
Alderman James Morris
Alderman Melanie Rummel
Alderman Edward Notz
Alderman Jim Preschlack
Alderman Ara Goshgarian
Alderman Raymond Buschmann
Alderman Eileen Weber

Thank you for your dedication and all the hard work you do for our wonderful community. I am proud to call myself a Lake Forest resident and am blessed to be raising a family in such a great town. I understand and appreciate your commitment and know it contributes to the success of our community.

My name is Michael Mangiaracina and I am the current Commissioner of the Lake Forest Baseball Association. Our growing organization currently consists of 110 Lake Forest families (ages 7-12) and represents the City when we play against other communities. I personally played baseball from the age of 5 into my 30's and then switched roles from player to coach when my son Philip was old enough to start playing. I've coached the last 8 years and most recently took on the role as Commissioner.

I've coached many practices and games at the Deerpath fields and am extremely familiar with them. I have also grown very familiar with the surrounding communities' fields. As a coach, father of a player, and tax paying citizen of Lake Forest, it frustrates me when I compare the Deerpath fields to most other communities' fields. The Deerpath Fields pale in comparison and frankly are an embarrassing representation of Lake Forest. I will highlight why I feel this way.

Baseball starts in April which we know is a wet time of year around here. The beginning of the baseball season is an extremely important time when our young athletes learn how to play and practice the game. A major hurdle we face at Deerpath is the constant rainouts. The fields barely drain, with spots on the infield that actually retain water (home plate, pitchers mound, by every base). When we experience a moderately rainy day, it can turn into MULTIPLE canceled days of practices and games due to field conditions.

When the rain subsides, and the warm air moves in, the infields dry out. Part of prepping a field for a game is to have a tractor drag a rake over the infield. When this is performed at Deerpath the very fine sand of the infield turns it into a giant sandbox. The sand is so deep that sometimes when a ball is hit it can't even roll (think of hitting a ball on a sandy beach). This RUINS the game. It also creates an environment where any gust of wind creates a sandstorm, blowing sand into the eyes of both young

athletes, and spectators watching. It is uncomfortable, dangerous, and embarrassing for Lake Forest. (I can share pictures if you'd like)

Move to the outfield and you will not find a flat, even area. The spotty grass has many ruts and holes from various other sports and activities. There are also ruts where sprinkler heads have eroded the dirt around them. I personally have twisted my ankle during a practice on one of these recessed sprinkler heads. This also creates a dangerous situation where a hard-hit ground ball can hit one of these holes, bounce up and hit a player in the face causing injuries to the face.

This same outfield also becomes harder as we get into the very warm and dry months. If a player makes a diving catch or falls, the hard ground increases the chance of injury.

I compare this to my experiences of playing and coaching on synthetic fields both here and in Mississippi. The fields are flat, soft, and play true. The game can always be played, even shortly after rain. Playing on these fields is a much better playing experience. Players don't have to worry about their next steps and can trust the ground is flat and true. Not to mention they look and feel great!

Converting to synthetic fields also eliminates the need to water grass, cut grass, and drag infields which are performed by air polluting tractors. The need to chalk lines after every single game is also eliminated. And most importantly it eliminates the need to spray pesticides on the grass our children play on. I can only assume these same pesticides end up in the nearby river.

I would like you all to know the updating and conversion of our Deerpath field to synthetic turf is **fully supported by the Lake Forest Baseball Association Board of Directors and families** and I urge you to see this project through.

Thank you for your time and I look forward to synthetic fields our children and families deserve.

Regards,

Michael Mangiaracina

From: Meredith Gauthier

Date: October 28, 2021 at 9:54:47 PM EDT

To: "Morris, James" <MorrisJ@cityoflakeforest.com>, "Karras, Jennifer" <karrasj@cityoflakeforest.com>, "Pandaleon, George" <pandaleong@cityoflakeforest.com>, "Rummel, Melanie" <RummelM@cityoflakeforest.com>, "Notz, Edward" <NotzE@cityoflakeforest.com>, "Preschlack, Jim" <Preschlack@cityoflakeforest.com>, "Goshgarian, Ara" <GoshgarianA@cityoflakeforest.com>, "Buschmann, Raymond" <BuschmannR@cityoflakeforest.com>, ebere@cityoflakeforest.com

Subject: LFSA supports the turf field complex

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

Dear Mayor & Aldermen,

I'm writing as not only a life-long Lake Forest resident but also as a community organization leader. I am the board president of the Lake Forest Soccer Association. I've got 3 daughters that all play soccer so as you can imagine, I've spent a great deal of time at sports facilities near & far. I've also spent a great deal of time discussing field conditions, maintenance & resources with the Parks & Rec group. You must know that our sports fields are not what they should be & not even close to what our community & our children deserve.

A turf field complex at Deerpath park is one big step in the right direction & you have the unwavering support of the LFSA organization & all of its families. If there is anything I can do to help move this project along, I will volunteer to do it. My kids, all of our kids, have spent too many years with rained out games & canceled practices.

Please put the funds towards this project and know that you have our support.

Best,

Meredith Gauthier

--

Meredith Gauthier





September 22, 2021

Lake Forest City Council
City Hall
220 E. Deerpath Road
Lake Forest, IL 60045

Re: Athletic Complex and Turf Fields

Lake Forest City Council Members:

I am writing today on behalf of the Lake Forest Lacrosse Association board members and over 250 Lake Forest families whose children are actively involved in our program. We fully support the City of Lake Forest Parks and Recreation Department, in partnership with the Friends of Lake Forest Parks and Recreation Foundation, master plan to develop a Sports Complex with **Turf Fields** at Deerpath Community Park.

All of our board members live in Lake Forest and have children who are actively involved in lacrosse and other sports in our community. Some of our board members, myself included, grew up in Lake Forest and have seen very little change to playing fields over the past 30 years. The field conditions in Lake Forest are often unplayable when we encounter moderate rainfall, resulting in lost playing time, dangerous playing surfaces, and frustrated children and parents.

Most of our neighboring communities have beautiful turf fields and it is well past the time that Lake Forest invests in a sports complex with turf fields for our community and for our children. We kindly ask that you discuss and vote to move forward with this initiative during your 11/08/21 Capital Budget Workshop meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Dacy".

Brian Dacy
President
(847) 219-8776

Cc:

LFLA Board of Directors:

Brian Dacy
Jon Egan
Dante Federighi
Kevin Ittner
Sara LaCasse
Carrie Steinbach
Andrew Woods

Lake Forest City Council

George Pandaleon
Jennifer Karras
James Morris
Melanie Rummel
Edward Notz, Jr
Jim Preschlack
Raymod Buschmann
Eileen Weber

Lake Forest City of Lake Forest Parks and Recreation Department
Friends of Lake Forest Parks and Recreation Foundation



Lake Forest Parks and Rec Board
400 Hastings Road
Lake Forest, IL
60045

March 10, 2022

Dear Members of the Lake Forest Parks and Rec Board,

I write to you today in regards to the turf field options at Deerpath Park. I realize that you have an important vote on whether or not your board supports turf fields in the park.

I am the Presiden to the Friends of Lake Forest Parks and Rec Board. We were given the task a few years ago to work on the Master Plan for the City of Lake Forest. One of the main concerns was the lack of playable fields in our town. As a board, we are deeply committed to witnessing improved conditions on those fields. We have children who play on those fields. More importantly, we have had numerous canceled practices and games due to the swamps that develop on the fields. We sign our children up for athletic programs in the hopes that they will actually play. I say all of this because I don't know if everyone realizes how many years these field condition concerns have been researched, analyzed and debated privately.

We have signed petitions, voiced our opinions at the town hall meetings and have written letters of support. Ultimately, I trust people to do their jobs. Members of the Rec Center have done the research in regards to the type of fields that will work within our limitations. Those members understand our budget constraints and have also determined the benefits for the children and adults in our community. I personally support the decision for the turf fields at Deerpath Park. I think it is important to remember the main use of the fields at Deerpath Park are for athletics. The children will have the greatest playability on turf fields out of all the viable options.

Thank you for taking the time to read my letter,

Jackie Greca
President of the Friends of Lake Forest Parks and Rec



August 11th 2021

Dear Mayor, City Council and Parks & Board District Members,

It has come to our attention that the Parks & Recreation Board is investigating replacing the grass with artificial turf on the athletic fields behind Deerpath Middle School/The Rec Center.

As you deliberate the financial and environmental pros and cons, Green Minds Lake Forest Lake Bluff (Green Minds LFLB) ask that you consider the attached questions (pages 2-4) and sources (pages 5-6). These questions reflect our serious concerns about the environmental, health, and player injury problems artificial turf poses.

While we understand this is part of the Parks & Rec's Masterplan none of our 200+ members have been made aware of the community at large being asked for input. We struggle to understand how a \$10 million dollar project with such negative environmental and health impact can be justified. Our community has many other urgent needs, including homeowners increasingly struggling with flooding issues arising from more frequent and severe storms. Several of our members with children playing soccer complain that the artificial turf fields are unnecessarily harsh on their bodies; the goalies especially suffer. Last season, when the turf was redone both LFHS varsity goalies had severe and painful turf burns on legs, arms and torsos. This could have been avoided had they been able to play on properly drained grass fields.

Kind Regards
Green Minds LFLB Board Members

David Bedrin
Marion Carthwright
Eva Heilman
Marcus Norman
Yuh M M Schabacker-Koppel

February 17, 2022

Parks & Recreation Board, City of Lake Forest

Paul Best, Chair

Nancy Duffy, Kevin Carden, Patrick Marshall, Mark Silver, Kaci Spirito

Sally Swarthout, Director of Parks & Recreation

RE: Deerpath Community Park athletic field improvements

To the Board of the Parks & Recreation Department:

We understand that the Parks and Recreation Board will recommend a project design funding request for athletic field improvements at Deerpath Community Park on March 15 to the City Council. Our organizations appreciate the importance that the Parks and Recreation Board places on achieving high quality recreational activities by addressing field conditions across all our parks.

We urge the Parks & Recreation Board to choose natural grass as a playing surface in its recommendation for a preliminary design of Deerpath Community Park. We do not support the option of synthetic turf, with or without natural infill options, as a playing surface.

We believe that well-used and enjoyable parks can uphold sustainability principles and co-exist with natural ecosystems. The Deerpath Community Park site can serve as a showcase of community vitality, floodplain management, and preservation of biodiversity of the Skokie River.

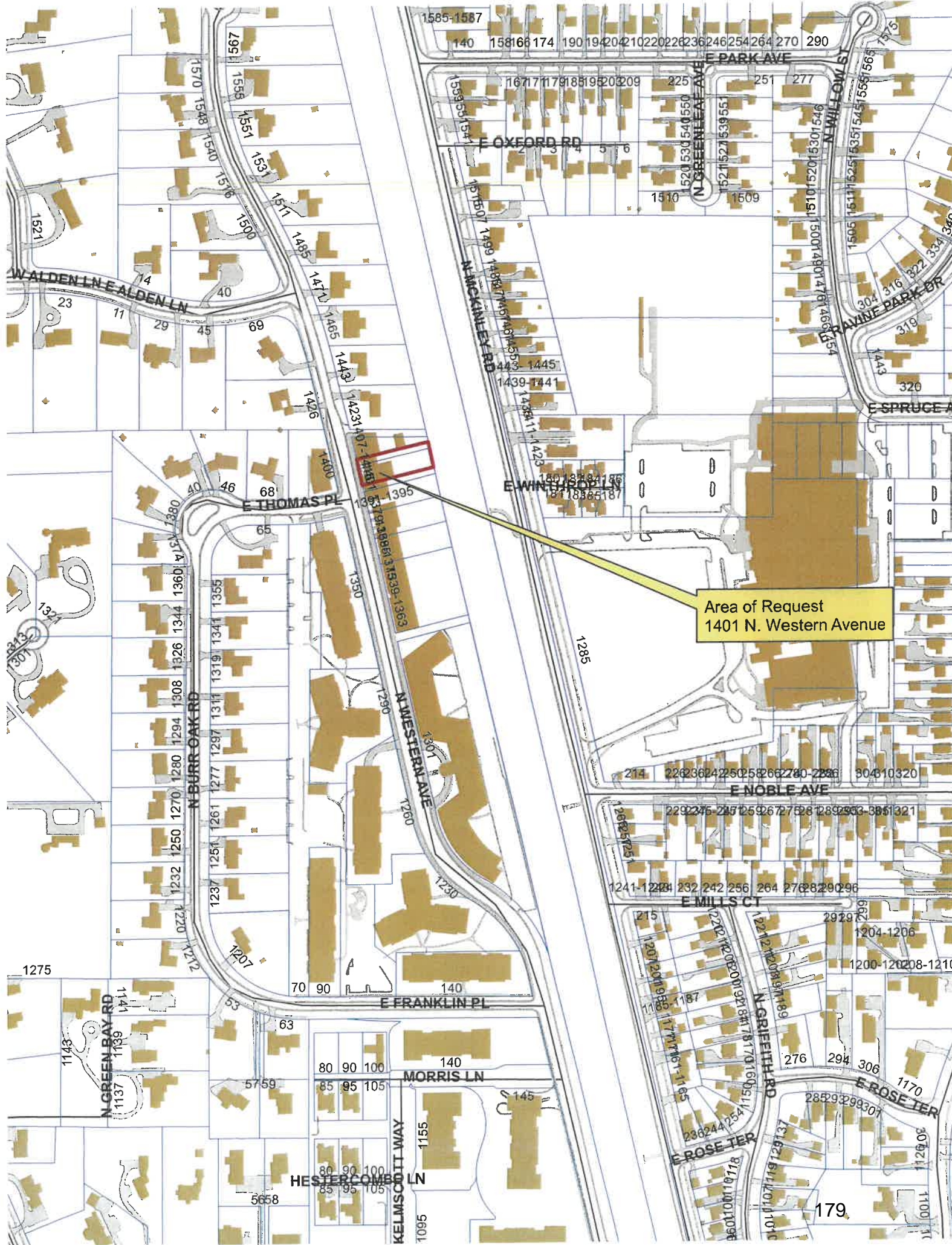
One of the hallmarks of Lake Forest is its reverence for adherence to community developed long term planning goals and objectives. These plans, developed over many years, serve as a repository of community values. They represent a through line that encompasses finances, aesthetics, and the unique natural environment that attracts new residents and returning residents to our town.

The 2018-2022 Strategic Plan states that “we must strive for a balanced approach to policies, activities and operations that are environmentally-responsible, sustainable, efficient and fiscally-minded for future generations.” Improving the natural grass playing fields demonstrates our conservation ethic to our children and models long-term best community practices in accordance with the values articulated over the course of many years.

Thank you for the opportunity to provide comment.

Sincerely,





Area of Request
1401 N. Western Avenue



Area of Request
1401 N. Western Avenue



PLAN COMMISSION REPORT

TO:	Honorable Mayor Pandaleon and members of the Council
DATE:	March 9, 2022
FROM:	Chairman Dixon and members of the Plan Commission
SUBJECT:	1401 N. Western Avenue – Special Use Permit to Authorize a Central Business District Planned Development

Property Owner

1401 N. Western Avenue LLC
Carmine Speranza 110%
1401 N. Western Avenue
Lake Forest, IL 60045

Property Location

1404 N. Western Avenue
East side of Western Avenue,
Opposite Thomas Place

Zoning District

B-2
Community Commercial

Contract Purchaser: The Highview Group
Tom Swarthout
778 N. Western Avenue
Lake Forest, IL 60045

Representative: Tom Swarthout

Commission Recommendation

Approve a Special Use Permit authorizing a Central Business Planned Development for property located at 1401 N. Western Avenue.

Summary of the Request

The contract purchaser proposes to adaptively reuse and expand the existing office building at 1401 N. Western Avenue for multi-family residential. Nine rental residential units are proposed. The footprint of the building will remain the same except that the front façade will be infilled to eliminate the angle element. The addition of a third floor is proposed.

This project is before the Plan Commission for consideration as a Central Business District (CBD) Planned Development. The CBD Planned Development provisions in the Zoning Code, Section 159.114, provide development incentives to encourage projects that provide desired uses and development in the business district. The stated purpose of the CBD Planned Development provisions is:

To allow flexibility to achieve the goals of maintaining a vital business district, preserving the historic character and significance and ensuring that development is consistent with available infrastructure. This provision provides a process for the Plan Commission and City Council to consider development incentives that vary from the standards in the B-2, B-3 and B-4 districts through the Special Use Permit process.

The petition is requesting a Special Use Permit approving a CBD Planned Development to:

1. Allow a floor area ratio of up to 1.0 as provided for in the B-2 zoning district for developments approved through the CBD Planned Development process which meet certain criteria as detailed below.

2. Allow a deviation from the strict application of the parking requirements to allow a portion of the site to be “land banked” for with additional parking spaces which can be installed to fully meet the parking requirements in the Code, if in the future, additional spaces are needed to meet demand from the residents of the building.

Description of the Property and Surrounding Area

The 1401 N. Western Avenue property is located at the north end of the City’s Central Business District. This area is characterized by multi-family development and a limited amount of small scale office, retail, and service businesses. There has been recent development activity in the area with the redevelopment of the City’s former Municipal Services Facility site for a mix of residential uses; apartments, condominiums and single family homes.

The property in this petition totals 14,042 square feet and is located on the east side of Western Avenue, immediately adjacent to the railroad tracks to the east. The property is developed with a two story office building, designed in a contemporary style, built in the late 1970’s. The building is part of a mixed use area developed with multi-family buildings, small office buildings, and mixed use buildings with retail and service businesses on the first floor and residential uses of the upper floors. The area is a mix of one, two and three story buildings.

Staff Review

❖ Comprehensive Plan

The Comprehensive Plan generally designates the area north of Woodland Road, along Western Avenue for a mix of multi-family residential and commercial uses with commercial uses limited to the Western Avenue street frontage. Although the area in which the property in this petition is located is not specifically addressed in the Comprehensive Plan, the Central Business District chapter of the Comprehensive Plan in summary states:

- Redevelopment of underdeveloped properties should strengthen the mixed use, pedestrian oriented and historic character of the CBD.
- Streetscape improvements are encouraged to enhance pedestrian links to the CBD.
- Retail should be primarily directed to the area between Deerpath and Wisconsin Avenue.
- Residential development is encouraged above first floor retail and office uses.

The proposed conversion of the office building at 1401 N. Western Avenue to residential use is consistent with the Comprehensive Plan which identifies this area for a mix of uses including multi-family residential. The proposed enhancement to the building modifies the building footprint only slightly as noted above, removing the angled element on the streetscape and infilling that space with a more conventional, masonry front façade commonly found throughout the City’s Central Business District.

❖ Zoning

The 1401 N. Western Avenue property is in the B-2, Community Commercial Business District. The purpose of this district as stated in the Zoning Code, Section, 159.111, is in part as follows:

The B-2 Community Commercial District is oriented toward retail, service businesses and multi-family residential development. All or a significant portion of parking for individual developments is provided on site, no public parking lots are available in this District. The B-2 District is located along Western Avenue at the north and south ends of the Central Business District. There are fewer historic buildings and there is less orientation to pedestrians than in the other business districts.

The proposed use, multi-family, is a permitted use in the B-2 district.

Setbacks. In the B-2 district, a front yard setback of five feet is required. The existing building, at the closest point, is setback five feet from the property line and aligns with the adjacent building to the south. As noted above, the angled portion of the front of the building will be infilled and brought forward to create a consistent front façade of the building. There are no other setback requirements in this district. The existing building and the building with the proposed modification to the front façade complies with the applicable setback requirements.

Floor Area Ratio. By right, the B-2 district permits a floor area ratio of .50. That is, the square footage of a building is permitted to be 50% of the total square footage of the lot. The existing office building on the site totals 8,776 square feet and exceeds the permitted .50 floor area ratio however, the building was constructed in 1978, prior to the current Code requirements. Through the CBD Planned Development provisions, a floor area ratio of 1.0 may be granted for properties in the B-2 district through a Special Use Permit as discussed below. This petition requests approval of a 1.0 floor area ratio.

❖ **CBD Planned Development**

A CBD Planned Development must be considered and granted through the Special Use Permit process. The purpose of the CBD Planned Development provision is described at the beginning of this report.

In the B-2 zoning district, the CBD Planned Development provisions allow for an increase in the floor area ratio from .50 to 1.0. Floor area ratio (FAR), rather than the City's Residential Building Scale provisions, governs the size of buildings in the B-2, B-3 and B-4 zoning districts and commercial and multi-family buildings. FAR is the ratio of a building's square footage in relation to the size of the property on which it is located. The 1401 N. Western Avenue property totals 14,021 square feet. There are three access easements that cross the property in a north/south direction, an alley access easement and two utility easements. There is no prohibition in the easements that excludes the square footage of the easements from the FAR calculation.

If granted, a CBD Planned Development will allow the square footage of the building to be up to 14,021 square feet, an FAR of 1.0, rather than .50 as permitted by right in the B-2 zoning district. As proposed, the expanded building totals 13,906 square feet and complies with a 1.0 FAR limitation.

The CBD Planned Development provisions allow for a reduction in the required number of on site parking spaces however, in this petition, a reduction in the number of spaces is not requested. The required number of parking spaces for the nine residential units, 20 spaces, can be accommodated on the site. Currently, there are 17 parking spaces behind the office building. Fourteen pull-in spaces and three parallel parking spaces. The parallel spaces are located on the east side of a 20 foot wide alley that runs north/south behind several buildings along the east side of Western Avenue in this area. The area in which the parallel spaces are located, close to the east property line, can accommodate seven pull-in spaces. The petition is requesting that the additional three spaces needed to fully meet the parking requirements of the Code be "land banked" and installed only if, after the building is occupied, they are determined to be needed to support tenant and visitor parking.

The existing office building at 8,776 square feet, based on today's Code, would require 34 parking spaces. The building is currently deficient in parking from a Code perspective but as noted above,

the building was constructed prior to current Code regulations. Importantly, office buildings generate a higher traffic volume and if fully occupied, a higher demand for parking than residential units. It was staff's determination that a traffic study was not needed for this petition given the proposed change in use from a higher intensity use, to a lower one.

In addition to the standard criteria for a Special Use Permit findings to support a CBD Planned Developments are detailed in the Ordinance that is presented to the Council for consideration.

❖ **Special Use Permit**

As noted above, a CBD Planned Development, at the discretion of the City, can be approved through a Special Use Permit.

In addition to the criteria specific to a CBD Planned Development, findings in support of a Special Use Permit are also detailed in the Ordinance.

Public Comment

Public notice of the Plan Commission public hearing was published in a newspaper with local circulation. Notice was also mailed by the contract purchaser and by the City to surrounding residents and property owners. The agenda for this meeting was posted at various public locations and on the City's website.

Several residents testified in support of the petition.

THE CITY OF LAKE FOREST

ORDINANCE NO. 2022 - ____

AN ORDINANCE GRANTING APPROVAL OF A CENTRAL BUSINESS DISTRICT
PLANNED DEVELOPMENT THROUGH A SPECIAL USE PERMIT FOR PROPERTY AT
1410 N. WESTERN AVENUE

WHEREAS, The City of Lake Forest ("**City**") is a special charter, home rule municipality existing in accordance with the Illinois Constitution of 1970; and

WHEREAS, pursuant to its home rule powers, Article 5, Section 4 of the City Charter, and various provisions of the Illinois Municipal Code, the City is empowered to formulate rules and regulations to protect the health, safety, and welfare of the City and its residents, including regulations regarding land uses and zoning; and

WHEREAS, pursuant to Sections 159.045 (Special Uses), 159.114 (Central Business District Planned Developments), and 159.111 (B-2 District) of the Lake Forest Zoning Code ("**Zoning Code**"), the City has established provisions for Central Business District Planned Developments to "allow flexibility to achieve the goals of maintaining a vital business district." Said provisions authorize parcels in the B-2, B-3, and B-4 Business Districts meeting the established criteria to be developed as a Central Business District Planned Development, a type of development that allows for increased floor area ratio and relief from other provisions of the Zoning Code subject to a determination by the City that specific criteria are satisfied; and

WHEREAS, The Highview Group, Thomas Swarthout, ("**Developer**") is the contract purchaser of a portion of the property legally described in **Exhibit A** the ("**Property**"); and

WHEREAS, the Developer, with the consent of the Owner, has presented a plan for modifications to the existing building to support adaptive reuse of the office building for residential units as provided for in the regulations pertaining to Central Business District Planned Developments which plan includes a site plan and building elevations as more fully described in Section 2 of this Ordinance (the "**Development Plan**"); and

WHEREAS, the Development Plan was considered by the Plan Commission at a public hearing held over the course of two meetings the first of which was on February 9, 2022; and

WHEREAS, on March 9, 2022, the Plan Commission voted 5 to 0 in support of a motion recommending approval of a Special Use Permit for a Central Business District Planned Development; and

WHEREAS, the Mayor and City Council of The City of Lake Forest having fully considered the Plan Commission's review and recommendation regarding the request for approval of a Central Business District Planned Development at 1401 N. Western Avenue; has determined that the Development Plan as presented satisfies the criteria for a Central Business District Planned Development and a Special Use Permit as detailed in the findings attached hereto and made a part hereof as **Exhibit B** and is in the best interest of the City and that its residents will be served by approving this Ordinance granting approval of the Central Business

District Planned Development through a Special Use Permit subject to the terms and conditions hereinafter set forth; and

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 1. Recitals. The foregoing recitals are by this reference incorporated into and made a part of this Ordinance as if fully set forth and represent the findings of the City Council.

SECTION 2. Approval of Development Plan. The Development Plan for the Property, consisting of the following documents:

- (a) That certain Site Plan prepared by Divvy House and Robert Shemiot, architect consisting of one (1) sheet entitled "Site Plans and Parking Lot Layout" dated January 21, 2022, a copy of which is attached as **Group Exhibit C** to this Ordinance (the "**Site Plan**"); and
- (b) That certain Rendering prepared by Divvy House and Robert Shemiot, architect consisting of one (1) sheet entitled "Streetscape Images" dated January 21, 2022, a copy of which is attached as **Group Exhibit C** to this Ordinance (the "**Streetscape Images**"); and

is hereby approved pursuant to Sections 159.114, 159.045, and 159.111 of the Zoning Code provided, however, that such approvals shall be subject to the terms and conditions in Section 3 of this Ordinance and such modifications thereto which are determined by the City to be in substantially the same form as attached.

SECTION 3. Conditions on Central Business District Planned Development and Special Use Permit Approvals. The approvals granted pursuant to Section 2 of this Ordinance shall be subject to the following conditions, restrictions, and limitations, and Developer's failure to abide by the provisions of this Section shall

be grounds for the City, without public notice or hearing, to adopt an ordinance repealing this Ordinance and the approvals granted pursuant to Sections 159.114, 159.045, and 159.111 of the Zoning Code:

- (a) No Authorization for Development Activity. The granting of these approvals shall not be deemed an authorization for the Developer to commence any development work on the Property, and no development work shall be permitted or otherwise authorized unless and until all necessary permits, authorizations, and approvals customarily required have been secured and all conditions of this Ordinance are met to the satisfaction of the City in its sole determination.
- (b) Fees and Financial Guarantees. All fees and financial guarantees including, but not limited to City impact fees, connection fees and legal fees, shall be paid to the City with the exception of impact fees in support of Districts 67 and 115, which shall be paid directly to the School Districts prior to the issuance of building permits for each lot.
- (c) Commencement of Construction. Prior to commencement of any construction activity on the Property, the following conditions shall be met to the satisfaction of the City Engineer and Director of Community Development:
 - i. Developer shall secure all necessary approvals from outside agencies, if applicable, and proof of such approvals reasonably satisfactory to the City Engineer shall be delivered to the City.
 - ii. Final Engineering Plans in conformance with the Site Plan as approved by this Ordinance, the conditions in this Ordinance, as well as all required final engineering related documents subject to a determination by the City that all applicable requirements are satisfied.
 - iii. A staging, materials storage and construction vehicle parking plan in form and substance that is acceptable to the City Engineer and Director of Community Development shall be submitted for the purpose of minimizing congestion on public streets and impacts on neighboring properties.
- (d) During Construction. All construction and development work shall be undertaken and completed in accordance with the Final Engineering Plans and approved elevations, the terms and provisions of this Ordinance, and all applicable requirements of law.

- (e) Issuance of Building Permits. Prior to the issuance of building permits the following condition shall be met to the satisfaction of the Director of Community Development.
 - i. Documentation shall be presented to the City confirming payment of the applicable impact fees to School Districts 67 and 115 based on the proposed type and number of residential units.
- (f) General Conditions. On an ongoing basis, the following condition shall be met to the satisfaction of the City Engineer and Director of Community Development:
 - i. All contractors shall comply with the permitted construction hours as stated in the Code and work shall proceed in accordance with all approved plans. No staging of construction vehicles or equipment is permitted prior to the permitted construction starting time.

SECTION 4. Failure to Comply with Conditions. Upon the failure or refusal of the Developer to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the approvals granted in Section 2 of this Ordinance may, in the sole discretion of the City Council by ordinance duly adopted, without the need for a public notice or hearing, be revoked and become null and void; provided, however, that, except as otherwise provided in this Ordinance, no such revocation ordinance shall be considered unless (i) the City has first notified the Developer of the Property and (ii) the Developer has failed to cure any violative condition within 30 days (unless such violative condition requires more than 30 days and the Developer timely commences corrective action and continuously prosecute such corrective action without interruption until completion). In the event of revocation, the development and use of the Property shall be governed solely by the regulations of the B-2 District, as the same may, from time to time, be amended. Further, in the event of such revocation, the City Manager and City Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Developer acknowledges that public notices have been given and public hearings have been held with respect to the adoption of this Ordinance, has considered the

possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right provided that the terms of this Section are satisfied.

SECTION 5. Amendment to Ordinance. Except to the extent expressly provided in this Ordinance, any amendments to the terms, conditions, or provisions of this Ordinance that may be requested by the Developer of the Property after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in Section 159.045 of the Zoning Code, or by an amendment to the special use permit itself in the manner provided in the Zoning Code and by applicable law.

SECTION 6. Binding Effect. Except as otherwise expressly provided in this Ordinance, the privileges, obligations, and provisions of each and every Section of this Ordinance are for the sole benefit of, and shall be binding on, the Developer (or a subsequent purchaser solely upon the execution of a transfer assumption agreement in form and substance satisfactory to the City Manager), as well as any transferees of the Developer either (i) duly approved by the City pursuant to a transferee assumption agreement in a form acceptable to the City, or (ii) resulting from the transfer of an individual dwelling unit following issuance of a certificate of occupancy for such unit. This Ordinance shall be in full force and effect from and after its passage and approval; provided, however, that this Ordinance shall be of no force or effect unless and until (iii) Developer acquires the portion of the Property that is subject to a Purchase/Sale Agreement from Owner, and (iv) Developer files with the City its unconditional agreement and consent, in the form attached hereto as **Exhibit D** and by this reference incorporated herein and made a part hereof; provided further that, if Developer does not so file its unconditional agreement and consent within 90 days following the passage of this Ordinance, the City Council may, in its discretion and without public notice or hearing, repeal this Ordinance and thereby revoke the special use permit granted in this Ordinance.

SECTION 7. **Effective Date.** This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this ____ day of _____, 2022.

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of _____, 2021.

Mayor

ATTEST:

City Clerk

EXHIBIT B

Findings of Fact – Special Use Permit

1. The proposed use will not be detrimental to or endanger public health, safety, morals, comfort, or general welfare. The proposed use of the renovated building for nine apartments, will provide updated housing options in the community. The renovated building will be brought up to current life safety standards. To provide the necessary life safety elements in the building, the water service to the building will need to be upgraded offering an incentive to the owners of adjacent buildings to take advantage of the opportunity to achieve economies of scale by upgrading their water services at the same time.

No new curb cuts and no changes to the traffic patterns are proposed. Residential uses generate less traffic than office uses. The proposed adaptive reuse of the building for multi-family units will not generate excessive traffic, noise, odors or light with activity levels similar to those that occur at nearby multi-family buildings located in the area.

2. The proposed use will not be injurious to the use and enjoyment of property in the immediate vicinity or substantially diminish property values. The site is currently underutilized and not fully occupied as an office building. The property is located at the north end of the business district, in an area where the City hoped to encourage private investment by undertaking a streetscape improvement project in the immediate area in recent years. A significant, multi-million dollar stormsewer upgrade project is planned to get underway in the coming months to benefit this area. The proposed renovation of the building and the addition of new residential units will support property values in the area and may incent additional private investment.
3. The use will not impede the normal and orderly development and improvement of the surrounding properties. The properties in the area are developed. Overtime, additional redevelopment can be expected in this general area. Establishing a pattern of updated, fully Code compliant construction with quality materials and landscaping will not impede further redevelopment and upgrades in this area. The addition of residents within walking distance of local restaurants, retail and service businesses will help to support the continued vitality of the business district.
4. The exterior architectural appearance of the building, the landscaping, hardscape, signage, and overall site has received a recommendation of approval from the Building Review Board.

5. Adequate utilities and roadways exist to support the proposed development. This site is currently developed and served by adequate utilities and roadways.

Findings of Fact – Central Business District Planned Development

1. Residential uses must be included in the development above the first floor unless the developer demonstrates that such uses will not further the overall purpose of the zoning district.

This criterion is satisfied. Residential units are proposed on all three floors.

2. If a drive through is proposed, it must be located off site, within a building or constructed to avoid additional curb cuts.

This criterion is not applicable to this development. A drive through is not proposed. No additional curb cuts are proposed.

3. The building and landscape plans have received at least conceptual approval from the Building Review Board.

This criterion is satisfied. On February 2, 2022, the Building Review Board considered this petition at a public hearing and voted unanimously to recommend approval of the design aspects of the building, landscaping, and the requested height variance to the City Council.

In addition to the above criteria, *one or more* of the following criteria must be satisfied. Criterion six below is fully met.

4. At least 50% of the required parking spaces are located underground or all of the parking spaces are located in a parking deck one level of which is constructed below grade.

This criterion is not met. The existing parking lot that is located behind the building will continue to serve the building. If needed, an additional four parking spaces will be added in the available space along the east side of the site, adjacent to the railroad tracks. Some vegetation will need to be cleared, but the space can easily be converted to accommodate the additional spaces.

It appears that the intent of this criteria is satisfied in that a new surface parking will not be constructed as part of this project and, the existing parking lot for the building is behind the building and not visible from the streetscape.

5. At least 25% of the site is retained as open space.

This criterion is not met. Today, nearly the entire site is impervious surface covered by building or hardscape. With the reconfiguration of the front façade of the building, a consistent planting strip along the front of the building will be added. An internal courtyard, at the northeast corner of the building will be maintained as open space with lawn, plantings, and a paver walkway. Small balconies are proposed on some of the units, although due to the limited size, they will have limited use, the balconies do provide the units with a connection to the outdoors.

As an adaptive reuse of the site and given the location of the building near the front property line consistent with the development pattern along Western Avenue, it is difficult to add open space to the site.

6. An increased setback of at least five feet is provided along the streetscape side of the building or a "pocket park" is created with a visual character and pedestrian link to the public street.

This criterion is met. As noted above, the front façade of the existing building is setback five feet from the property line. This setback will be maintained, and a landscape border will be installed between the building and the sidewalk to soften the streetscape.

The Plans

EXISTING & PROPOSED SITE PLANS



GROUP EXHIBIT C



1 VIEW 1 - LOOKING SOUTHEAST



2 VIEW 2 - LOOKING SOUTHEAST



3 VIEW 3 - LOOKING EAST



4 VIEW 4 - LOOKING NORTHEAST

EXPOSED THIRD FLOOR WALL TO BE TREATED PER BRB CONDITION OF APPROVAL
WITH TEXTURE/COLOR



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Glencoe, IL 60022
312.371.0832
Amy@Divvyhouse.com

Robert Shermol Architects
25 E Superior Unit 1804
Chicago, IL 60611
313.622.5377
robertshermol@gmail.com



1401 N Western Ave.
Lake Forest, IL

12/20/21 RTS CLIENT MEETING
1/06/22 RTS CLIENT MEETING
1/12/22 RTS MEETING
1/21/22 RTS MEETING
1/21/22 RTS PLANNED DEVELOPMENT

Drawing Title
Renderings

A500
Sheet

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THE CITY OF LAKE FOREST

ORDINANCE NO. 2022-__

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN
REVIEW AND GRANTING A HEIGHT VARIANCE FOR THE PROPERTY LOCATED AT
1401 N. WESTERN AVENUE

WHEREAS, 1401 N Western LLC (Carmine Speranza, 100%) ("**Owner**") is the owner of that certain real property commonly known as 1401 N. Western Avenue, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the B-2, Community Commercial District; and

WHEREAS, the Contract Purchaser, with the consent of the Owner, desires to construct a third floor addition and make exterior alterations ("**Improvements**") as depicted on the site plan and architectural drawings that are attached hereto as Group Exhibit B ("**Plans**"); and

WHEREAS, the Contract Purchaser, with the consent of 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, a portion of the Improvements as depicted on the Plans would exceed the maximum height as set forth in Section 159.111 (G) of the City Code, which apply to new construction on, or additions and alterations to existing construction on, property in the B-2 zoning district; and

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on February 2, 2022; 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 B-2 District under the City Code,
2. Contract Purchaser, with the consent of the Owner proposes to construct the Improvements as depicted on the Plans,
3. as depicted on the Plans, a portion of the Improvements exceed the allowable height as set forth in Section 159.111(G) of the City Code,
4. the Improvements are consistent with the applicable design standards and serve to mitigate the height of the building,
6. the Improvements are sited in a manner that minimizes the appearance of mass from the streetscape,
7. the proposed Improvements will not have a significant negative impact on the light to or views from neighboring properties,
8. the height of the Improvements will generally be compatible with the mix of heights of the structures in the general area,
8. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with this Ordinance, the recommended conditions, and the Plans, will meet the standards and requirements of Sections 150.147 and 150.148 of the City Code,

and recommended that the City Council approve the Application and the Plans and grant an exception to the allowable height consistent with 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 and an exception to the height limitation in the B-2 zoning district, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council further determine in the exercise of the City's home rule powers that it is in the best interests of the City and its residents to grant Owner's request for exceptions to the otherwise applicable height limitations, subject to the terms and conditions hereinafter set forth;

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

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

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

SECTION THREE: Maximum Height Exception Granted. Pursuant to Section 150.147 of the City Code, and subject to the limitations therein and the conditions set forth in Section Four of this Ordinance, the City Council does hereby grant an exception to the height limitation set forth in Section 159.111(G) of the City Code,

as more fully depicted on the Plans, by allowing the Improvements and other structures on the Property to have a maximum height not to exceed 37'2".

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

- A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Compliance with Laws. Chapters 150, regarding building and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Tree Preservation. The 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 Owners shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of

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

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

SECTION FIVE: Effective Date. This Ordinance shall be in full force and effect from and after its passage; approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if 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. 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 _____, 2022.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2022.

Mayor

ATTEST:

City Clerk

GROUP EXHIBIT B

The Plans

EXISTING & PROPOSED WEST ELEVATIONS



Divvy House.
130 Euclid
Glencoe, IL 60022
312.371.0832
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25 E Superior Unit 1804
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robertshemot@gmail.com



1401 N Western Ave.
Lake Forest, IL

Rev	Date	By	Description
11/01/21	RTS		CONCEPTUAL PLANS
12/20/21	RTS		CLIENT MEETING
1/06/22	RTS		CLIENT MEETING
1/12/22	RTS		ZONING REVIEW BOARD
1/21/22	RTS		

Drawing Title
West - Front Elevations

A200
Sheet

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