

**THE CITY OF LAKE FOREST
CITY COUNCIL AGENDA**
Monday, June 6, 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 Employee William E. Borzick

A copy of the resolution can be found on **page 17**

COUNCIL ACTION: Approve the Resolution Appreciation for Retiring Employee William E. Borzick

2. COMMENTS BY CITY MANAGER

- A. Community Spotlight
-Lake Forest Preservation Foundation
- Marcy Kerr, Executive Director

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

PUBLIC WORKS COMMITTEE

1. Update on Work Orders Management System
Dan Martin, Superintendent of Public Works and
Cameron Burrell, Business Analyst, Department of Innovation and Technology

5. ITEMS FOR OMNIBUS VOTE CONSIDERATION
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1. Approval of May 16, 2022, City Council Meeting Minutes

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

COUNCIL ACTION: Approval of May 16 ,2022, City Council Meeting Minutes

2. Approve the Purchase of Dual Band Capable Portable Radios for the Fire Department from state bid vendor Motorola Solutions.

STAFF CONTACT: *Fire Chief Pete Siebert, 847.810.3864*

PURPOSE AND ACTION REQUESTED: Staff requests City Council grant authorization to purchase 8 Motorola DUAL BAND Capable radios, necessary accessories. The digital Motorola DUAL BAND radios will replace current radio's which are no longer manufactured, 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 East Shore Radio Network (ESRN), 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 ESRN tests, checks, studies, and equipment adjustments have been attempted system-wide to improve transmission and reception quality without success.

Discounted Pricing: Radio pricing is established by state bid. Motorola is under state contract with fixed pricing until 2022. Following negotiations, Motorola offered a 25% discount for Glenview consolidated dispatch agencies, which includes reductions for using State-bid pricing and an additional Motorola equipment reduction.

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, DUAL BAND radios were tested by Lake Forest Fire Department staff with a noticeable improvement for both in and out-of-building coverage.

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 Dual Band radios will also enhance communications on calls for mutual aid.

Replace Aging Units: Some of our current VHF portable radios have reached end-of-life operating parameters, been discontinued, have diminishing access to spare parts inventory, and require maintenance that is no longer provided by Motorola. Replacing

the obsolete units with a new dual band 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

Motorola Agreement and Pricing

Motorola has offered the City a substantial reduction in price of 25% off equipment, as a member of the Glenview consolidated dispatch system.

The Department intends to utilize these 8 radios full-time in conjunction with our current inventory of VHF radios.

Below is an estimated summary of Project budget:

FY2023 Funding Source	Account Number	Amount Budgeted	Amount Requested	Budgeted? Y/N
Emergency Telephone Fund (JETSBS)	205-7552-475.75-18	\$50,000	\$47,729.44	Y

COUNCIL ACTION: Approve the Purchase of Dual Band Capable Portable Radios for the Fire Department from state bid vendor Motorola Solutions.

3. Approval of an Intergovernmental Agreement Between The City of Lake Forest and The Illinois State Toll Highway Authority.

STAFF CONTACT: *Pete Siebert, Fire Chief (810-3864)*

PURPOSE AND ACTION REQUESTED: By entering into this Intergovernmental agreement, The City of Lake Forest will be able to receive reimbursement from The Illinois State Toll Highway Authority (Illinois Tollway) for responses to I-94.

BACKGROUND/DISCUSSION: The Lake Forest Fire Department responds to the Tollway for numerous types of emergency call responses including but not limited to, vehicle collisions, vehicle fires, and medical emergencies. The designated response area of I-94 that Lake Forest is responsible for is eastbound between milepost 19.1 and milepost 21.7, and westbound between milepost 18.2 and 19.0. The Lake Forest Fire Department responds to other areas of the Tollway to provide mutual aid assistance to our neighboring departments, but the area defined in this IGA, is the only area that we can collect reimbursement from the Tollway Authority. This was the result of multiple fire rescue agencies in northern Illinois meeting with the Tollway Authority to revise outdated agreements that were hard to follow and not in line with jurisdictional boundaries.

BUDGET/FISCAL IMPACT: The Illinois Tollway will pay the City of Lake Forest \$500.00 to reimburse a portion of the costs the Fire Department incurs in connection with emergency responses to the Tollway within the jurisdictional boundaries that the Lake Forest Fire Department covers. On each anniversary of this agreement, this fee shall automatically increase by \$10.00. The Lake Forest Fire Department averages 20-30 calls a year to the Tollway, the responses are a mix of our response area and mutual aid responses to other departments. Any future revenue from this IGA will depend on calls located in our response area and call volume that meets the criteria of the IGA. A copy of the IGA can be found on **page 23**.

COUNCIL ACTION: Approval of an Intergovernmental Agreement Between The City of Lake Forest and The Illinois State Toll Highway Authority.

4. **Award contract with Cartegraph Systems LLC to Purchase Software and Services for a Work Orders Management system as Budgeted in FY23 Capital Plan in the Amount of \$99,800 to include a 5% Contingency in the Amount of \$4,990 for a Total Cost of \$104,790. Additionally, Approve Three Year Agreement for Annual Subscription Services included in the FY2024 – FY2027 Operating Budget for the Sum of \$143,264. In total, \$248,054 is being requested for implementation and Four Years of licensing and maintenance.**

STAFF CONTACT: *Cameron Burrell, Business Analyst, Department of Innovation and Technology*

PURPOSE AND ACTION REQUESTED: Staff requests approval to expend capital funds and award a contract with Cartegraph Systems LLC for implementation services and software for City usage for Cartegraph Operations Management Software (OMS) to be utilized as the City's Work Order Management system.

BACKGROUND/DISCUSSION: In FY20, City staff was tasked with the effort of exploring options for implementing a Work Orders Management system for tracking service requests, staff resource allocation, and assets/materials. A committee made up of members of Public Works, Parks & Forestry, OCM, and IT were selected to undergo a needs assessment administered by Baker Tilly. Out of this needs assessment, a substantial list of requirements was outlined and prioritized by the project committee. That information was crafted into an RFP which was distributed to the public in January of 2020. The response to the RFP netted proposals from vendors representing different aspects of the marketplace. The project committee reviewed and scored all four proposals and moved two of them forward to the next round of vendor evaluation.

In March of 2020, a decision was made to shift the scope from the implementation of a full Work Orders System to focus on the Citizen Request Management (CRM) piece of the system. The CRM functionality provided the service request submission aspect of the system (directly from the resident) and an internal interface to manage those requests. The project committee decided that this was a direction that would expose our internal users to new processes and a new system to gauge their usage of a service request tracking system. The project committee met with four vendors and were presented with demonstrations for each product. Those demonstrations and functionality were scored and reviewed with the committee coming to the decision of proceeding with SeeClickFix as the system to proceed with. SeeClickFix was

provided by Cartegraph and was initially proposed in Cartegraph's proposal stemming from the earlier RFP. The implementation was approved by City Council on 7/27/2020. The implementation of SeeClickFix was done in tandem with our City-wide website and mobile application rollout in order to maximize visibility of the new service request feature to City residents. Internally, staff was trained and new procedures were put in place to utilize SeeClickFix. Over the course of the first nine months of being live, the system saw significant use. When the annual renewal for SeeClickFix presented itself in October of 2021, the project committee sought additional users to meet the need for all field staff in Public Works and Parks & Forestry to have full access in the system. This request was approved by City Council on 10/4/2021.

During budget planning for FY23, the departments involved with the Work Orders Project sought approval for funding to proceed with Cartegraph Operations Management Software (OMS) based on the integration with SeeClickFix and the breadth of functionality that Cartegraph OMS would provide to the City as the solution to full Work Orders management. Due to the proposal scoring done previously, demonstration of functionality, and the existing relationship with Cartegraph, the project committee felt that Cartegraph OMS presented itself as the best solution to meet the needs of the City.

PROJECT REVIEW/TIMELINE:

Milestone	Date	Comments
Public Works Committee	5/26/2022	Reviewed and Recommended Approval
Work Orders System Selection and Next Phase Decision	03/2022	Review & Recommendation by City Selection Committee (Public Works / Parks & Forestry) for Cartegraph OMS
City Council Approval of Additional CRM Licensing	10/04/2021	Approval of Additional Funding for Licensing for Internal Users Due to High Internal User Adoption
City Council Approval of Citizen Request Management System	07/27/2020	Approval of Cartegraph Implementation of SeeClickFix CRM System
Shift to Focus on Citizen Request Management System	03/2020	Decision Made to Focus on CRM Portion of a Work Orders System to Gauge Usage and Adoption
Vendor Proposals Submitted	02/06/2020	Four Vendors Submitted Proposals Which Were Reviewed & Scored by Selection Committee
Work Orders RFP Issuance	01/02/2020	RFP Distributed
Work Orders Needs Analysis with Baker Tilly	09/2019	Selection Committee Work Orders Needs Analysis Discussions with a Third-Party Vendor

BUDGET/FISCAL IMPACT: The total project expense reflects all systems' software licensing, installation, staff training, and maintenance services. A 5% contingency is desired to address minor items encountered during implementation.

This project was identified as a FY23 Capital project funded via the Capital Improvements Fund and the process to date complies fully with the IT Capital Five Year Plan and City's purchasing policies.

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

The following is the summary chart of proposed costs:

	<u>Implementation Cost</u>	<u>Year 1 Subscription</u>	<u>Total 4 Year</u>
Beehive Industries	68,000.00	18,000.00	140,000.00
Cartegraph Systems LLC	54,800.00	45,000.00	243,064.00
SmartEnergyWater	64,891.00	234,596.00	416,784.00
ZLink	75,293.00	56,620.00	306,798.00

Below is an estimated summary of Project budget:

<u>FY2023 Funding Source</u>	<u>Amount Budgeted</u>	<u>Amount Requested</u>	<u>Budgeted? Y/N</u>
IT Capital 311-1303-466.66-13	\$56,700.00	\$56,700.00	Y
IT Operating 101-1315-443.43-37	\$33,705.00	\$33,705.00	Y
Public Works Contractual 101-5001-435.35-10	\$0	\$9,395.00	N
Parks & Forestry Contractual 202-5774-435.35-10	\$0	\$4,990.00	N

Annually, the cost for our SeeClickFix Citizen Request system is \$33,705.00. That system and its associated costs are now included in the \$45,000 annual subscription cost for Cartegraph.

CURRENT PROJECT MILESTONE: Based on City Selection Committee's review of the scope of the proposal, presentation of functionality, and usage of SeeClickFix through Cartegraph, the committee feels that Cartegraph OMS presents itself as the best solution to meet the needs of the City moving forward as the City's Work Order Management system.

City staff has worked with the vendor to confirm costs and ensure that the specific scope of software, implementation, training, and on-going services is clearly documented. In their proposal, Cartegraph has provided an example of the implementation timing and other operational details that is anticipated to occur. If approved, staff will work with Cartegraph to ensure proper project planning methodology is adhered to for a successful implementation.

The following is a list of the features included in the proposed system that will allow us to meet the City's business needs:

- The new Work Orders system will increase operational efficiencies by providing functionality for improved workflows, increased visibility into operations, and analytics to support intelligent business decisions.

- The system will provide functionality to record/store data and present that data through dashboards and reporting.
- The system will provide a way for the City to track assets more accurately and look at asset data in real time. It integrates directly with the City's current ArcGIS platform.
- The Work Orders system promotes the ability to organize information, provide recommendations based on trends, and search for information in an efficient way.
- The system offers improved efficiencies through the automation of job functions which are currently done manually, and many times are duplicative.

COUNCIL ACTION: Award contract with Cartegraph Systems LLC to Purchase Software and Services for a Work Orders Management system as Budgeted in FY23 Capital Plan in the Amount of \$99,800 to include a 5% Contingency in the Amount of \$4,990 for a Total Cost of \$104,790. Additionally, Approve Three Year Agreement for Annual Subscription Services included in the FY2024 – FY2027 Operating Budget for the Sum of \$143,264. In total, \$248,054 is being requested for implementation and Four Years of licensing and maintenance

5. Award of the Low Bid for the 2022 Storm Sewer Lining Program to Hoerr Construction, Inc., and Authorize the City Manager to Execute an Agreement in the Amount Not to Exceed \$180,000

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 contract for the Lake Forest share of the 2022 Storm Sewer Lining Program to Hoerr Construction.

BACKGROUND/DISCUSSION: The City maintains 140 miles of mainline sanitary sewers and 219 miles of storm sewer throughout the City. The pipe material that was predominantly used in the past to construct the sewers was a clay material. The clay pipes are most susceptible to deterioration from natural elements and root intrusions resulting in broken pipes and leaking joints. With a deteriorated pipe, the functionality of the pipe to carry the flows is compromised thereby creating surcharges and/or backups. The program this year is focusing only on lining storm sewers.

This reconstruction technique is performed without the expensive and disruptive excavation process. The process provides for the insertion of a special liner inside the pipe, creating a new smooth-surfaced, long-lasting pipe within the old sewer.

This project was bid under the Municipal Partnering Program (MPI) with Highland Park, and Mundelein with Lake Forest as the lead agency.

This Contract may be renewed for up to three additional and consecutive one-year terms, upon the mutual written consent of the City and Contractor.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	5/26/2022	Reviewed & Recommended City Council Approval
Finance Committee	11/8/2021	Included with FY '23 Capital Plan

BUDGET/FISCAL IMPACT: Bids for the 2022 Storm Sewer Lining Program were received and opened on May 19, 2022. The City received a total of two bids.

The low bidder, Hoerr Construction, has worked in The City of Lake Forest on several sewer lining projects over the last five years. The projects have been completed on time and the work was satisfactory to Engineering's staff.

If approved by City Council, the project would commence in August/September and be completed in a few weeks. Upon confirming the start date of the project, a letter will be sent to the residents 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.

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

Company Name	Dollar Amount Bid
Hoerr Construction	\$162,745
Insituform Technologies USA, LLC.	\$198,669

The bid amount provides for approximately 690 feet of pipe to be lined ranging from 6" to 42". The recommendation is to award at the full budgeted amount so that additional lining segments can be added utilizing the quantity-based bid pricing.

Below is an estimated summary of project budget by funding source:

FY 2023 Funding Source	Amount Budgeted	Amount Requested	Budgeted Y/N
Capital Fund 311-3703-467.67-25	\$180,000	\$180,000	Y

COUNCIL ACTION: Award of the Low Bid for the 2022 Storm Sewer Lining Program to Hoerr Construction, Inc., and Authorize the City Manager to Execute an Agreement in the Amount Not to Exceed \$180,000

6. Award of a One-Year Professional Services Agreement Extension to Multisystem Management Company to Provide Janitorial Services at City Facilities and Authorization for the City Manager to Execute an Agreement Extension in the Amount of \$225,035

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 a one-year Professional Services Agreement extension to Multisystem Management Company to provide janitorial services at City facilities and authorization for the City Manager to execute an Agreement extension in the amount of \$225,035.

BACKGROUND/DISCUSSION: The City's janitorial services agreement includes general janitorial building cleaning tasks at fourteen City buildings. The agreement includes detailed cleaning tasks, frequencies, and schedules at the fourteen facilities that range from once-a-week cleanings at the Water Plant to seven days a week at the Public Safety Building. All building janitorial services are provided during the evening hours at every facility within the agreement.

The agreement also contains twice a year machine floor cleanings at each of the fourteen buildings.

In June of 2019, the City entered into a three-year agreement with Multisystem Management Company to provide general janitorial and twice a year floor cleaning services at thirteen city buildings. Included as part of that three-year agreement approval, the City has the option to enter into two, one-year extensions with Multisystem Management Company based on performance and proposed price increases. Over the course of three-year agreement, a City staff "Janitorial Building Coordinator Group", met quarterly with Multisystem Management Company to continually review performance. All Building Coordinators support extending Multisystem Management Company.

Since the original 2019 agreement was approved by City Council, the City is now also responsible for some general janitorial and twice a year floor cleaning services at Elawa Farm per the City and Elawa Farm Foundation February 1, 2021 lease. Through this agreement extension negotiation process, the City will be able to add these Elawa Farm services bringing the total City facility coverage from thirteen to fourteen buildings.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	5/26/22	Reviewed and Recommended Approval

BUDGET/FISCAL IMPACT: If approved, this will be an extension of the existing agreement for the original thirteen City buildings. The proposed and recommended 2022 agreement service pricing represents an approximate 3% increase from the original 2019 agreement amount. The City received a proposal in the amount of \$13,110 for the incorporation of Elawa Farm janitorial services which was provided as part of contract extension negotiations. Staff thoroughly vetted this proposal in relation to the other thirteen building pricing received as part of the 2019 Request for Proposal Process. The Elawa Farm cost proposal was found to be comparably priced to similar sized facilities that also had similar janitorial service tasks and frequencies. Below is summary table that compares Multisystem Management Company's 2019 annual agreement pricing to the 2022 recommended agreement pricing.

Agreement Component	Annual Cost Per 2019 Agreement	Annual Cost Per 2022 Agreement Extension
Base Thirteen City Building Services	\$205,714	\$211,925
Elawa Farms Services	N/A	\$13,110
TOTAL	\$205,714	\$225,035

Has City staff obtained competitive pricing for proposed goods/services? **Yes.** Competitive pricing was obtained as part of the 2019 Request for Proposals process.

Below is an estimated summary of Project budget:

FY2023 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Operating Budget Multiple Accounts	\$225,035	\$225,035	Y

If awarded, this agreement extension would span July, 2022 through June, 2023.

COUNCIL ACTION: Award of a One-Year Professional Services Agreement Extension to Multisystem Management Company to Provide Janitorial Services at City Facilities and Authorization for the City Manager to Execute an Agreement Extension in the Amount of \$225,035

7. Award of a Five-Year Professional Services Agreement to Lakeland HVAC Automation to Provide HVAC Controls System Services at City Facilities and Authorization for the City Manager to Execute an Agreement in the Amount of \$50,978

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

PURPOSE AND ACTION REQUESTED: The Public Works Committee and City staff requests City Council award a five-year Professional Services Agreement to Lakeland HVAC Automation to provide HVAC controls system services at City facilities and authorization for the City Manager to execute an Agreement in the amount of \$50,978.

BACKGROUND/DISCUSSION: Currently, the City maintains seven HVAC Johnson Controls systems at six City facilities. These controls systems are widely used systems in facility management that control the operations of heating, ventilation, and air conditioning. Controls systems are very important in managing and maintaining large facility HVAC systems. From a facilities management standpoint, City Building Maintenance Section personnel utilize existing controls system to easily remote into facility HVAC systems to trouble shoot issues. The ability to tap into these systems remotely creates significant efficiencies in lieu of physically attempting to identify and trouble shooting numerous facility HVAC components in-person. Controls system data can quickly be utilized to identify and correct issues and/or make repairs. Additionally, newer HVAC control allow for the realization of further HVAC system energy efficiencies and building patron comfort improvements as the system continually learns facility patterns and trends.

To date, the City has not executed a long-term agreement for HVAC controls system services. This is in large part due to the age of the City's current Johnson Controls systems. These current, ageing systems did not require regular servicing and updates by Johnson Controls. Two of the City's seven HVAC Controls systems, located at the Public Safety and Recreation Center Buildings, will no longer be supported effective July 1, 2022. Additionally, City staff has learned that Johnson Controls intends to issue more frequent updates to any existing system that is still supported. The implementation of these updates will cost a standard fee and will have to be installed directly by Johnson Controls or by Johnson certified firm. This five-year agreement includes all update services, support, annual inspections, training, backups, and once a year system replacement (if necessary) for all seven City facility HVAC controls system.

As the City's Building Maintenance Section continues to explore the use of sensor and other controls systems technologies, these HVAC controls systems will continue to be crucial components in supporting facilities management.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	5/26/22	Reviewed and Recommended Approval

BUDGET/FISCAL IMPACT: On May 5, 2022, City staff initiated a public Request for Proposal (RFP) process for HVAC controls system services. The RFP opportunity was publicly posted in the Lake County News Sun and was made available on the City's website. On May 19, 2022, the public RFP closed and in total, two proposals were received as outlined below.

Company Name	Annual Agreement Total	Five-Year Agreement Total
Lakeland HVAC Automation	\$10,195.60	\$50,978
Interactive Building Solutions	\$10,269.00	\$51,345

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

Lakeland HVAC Automation has considerable experience working with large municipal, commercial, educational, and healthcare HVAC controls systems. Lakeland HVAC Automation has also previously provided the City with HVAC system controls services on as needed basis. All staff prior experiences with Lakeland HVAC Automation have been very positive.

Below is an estimated summary of Project budget:

FY2023 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Operating Budget General Building Improvement	\$50,978	\$50,978	Y

If awarded, Lakeland HVAC Automation would immediately replace both the Public Safety and Recreation Center controls systems, as well as provide any necessary updates to the other five existing controls systems.

COUNCIL ACTION: Award of a Five-Year Professional Services Agreement to Lakeland HVAC Automation to Provide HVAC Controls System Services at City Facilities and Authorization for the City Manager to Execute an Agreement in the Amount of \$50,978

8. 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:

821 Northmoor Road – The Building Review Board recommended approval of an addition to the garage, the addition of second floor space, modifications to the front entry and various exterior

alterations. A neighbor expressed concern about some aspects of the exterior design, after discussion, the Board concluded that adequate vegetation exists to provide screening and softening of the home from the streetscape. This petition was also considered by the Zoning Board of Appeals as detailed in the following agenda item. (Board vote: 6-0, approved)

415 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)

475 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)

Ordinances approving the petitions as recommended by the Building Review Board, with key exhibits attached, are included in the Council packet beginning on **page 29**. 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.

9. 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:

751 N. Sheridan Road – The Zoning Board of Appeals recommended approval of a lot-in-depth setback variance for a new garage and pool house. The petition also received a recommendation of approval from the Historic Preservation Commission as detailed in the following agenda item. Several neighbors submitted testimony in support of the petition. (Board vote: 5-0, approved)

671 Timber Lane – The Zoning Board of Appeals recommended approval of a side yard setback variance for a garage addition. A letter in support was submitted by a neighboring property owner. (Board vote: 5-0, approved)

151 Ridge Lane – The Zoning Board of Appeals recommended approval of a variance for a mudroom addition within the side yard setback. No public testimony was presented to the Board on this petition. (Board vote: 5-0, approved)

821 Northmoor Road – The Zoning Board of Appeals recommended approval of variances to allow an addition and a driveway wider than permitted within the front yard setback. This petition also received a recommendation for approval from the Building Review Board as detailed in the previous agenda item. (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 64**. 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.

10. Consideration of Ordinances Approving Recommendations 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 recommendations from the Historic Preservation Commission are presented to the City Council for consideration as part of the Omnibus Agenda.

89 E. Deerpath – The Commission recommended approval of various alterations to the existing residence and pool house including replacement of some windows and doors and the addition of outdoor living space. A building scale variance is recommended to allow conversion of a screen porch to enclosed space. One letter of support was received, no other public comment was presented on this petition. (Approved 7 – 0)

751 N. Sheridan Road – The Commission recommended approval of a new garage and pool house and modifications to the entry. A building scale variance is recommended recognizing the challenge in updating the structure, which originally was an outbuilding to a larger estate, for continued use as a single family residence. Several 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 previous agenda item. (Approved 4 – 0)

The Ordinances approving the petitions, with key exhibits attached, are included in the Council's packet beginning on **page 95**. The Ordinances with complete 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 building scale variances as recommended by the Historic Preservation Commission.

11. Consideration of a Recommendation from the Plan Commission in Support of a Special Use Permit for The Skin Care Center, a dermatology clinic, at 225 E. Deerpath. (If desired by the Council, Waive First Reading and Grant Final Approval of the Ordinance.)

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

PURPOSE AND ACTION REQUESTED: A recommendation from the Plan Commission is presented for City Council consideration as part of the Omnibus Agenda.

BACKGROUND/DISCUSSION:

The Skin Care Center is currently located on the Northwestern Lake Forest Hospital Campus and offers medical and cosmetic dermatology services. The office also has a retail component and sells skin care products. The proposed location, first floor space on the southeast corner of Deerpath and Oakwood Avenue, will be a more visible location for the clinic and will draw employees and patients to the Central Business District.

A Special Use Permit is required for medical offices and clinics in the B-3 zoning district. Special Use Permits are specific to an individual user or business. The B-3, Traditional Business District, is intended to accommodate a variety of uses in a mutually advantageous setting. The space proposed for occupancy by The Skin Care Center is currently vacant and was most recently occupied by Coldwell Banker, a real estate office, and prior to that, by Bank of America and LaSalle Bank. It has been about 20 years since this space was occupied by a retail use, The Gap. Current tenants in the building include dental offices, physical therapy and fitness services, a salon, and various professional offices.

No public testimony was presented to the Commission on this petition. The Commission voted 6 to 0 to recommend approval of a Special Use Permit to allow The Skin Care Center to locate in first floor space at 225 E. Deerpath subject to conditions. The conditions as recommended by the Commission are detailed in the ordinance which is included in the Council packet beginning on **page 118**. In summary, the conditions speak to employee parking in remote parking lots, not on the street, and treatment of the storefront windows. A report from the Plan Commission is included in the Council packet beginning on **page 126**

COUNCIL ACTION: If determined to be appropriate by the City Council, waive first reading and grant final approval of an Ordinance approving a Special Use Permit for The Skin Care Center, a dermatology clinic, at 225 E. Deerpath in accordance with the Plan Commission's recommendation.

COUNCIL ACTION: Approval of the eleven (11) omnibus items as presented.

6. OLD BUSINESS

7. NEW BUSINESS

8. ADDITIONAL ITEMS FOR DISCUSSION/ COMMENTS BY COUNCIL MEMBERS

9. ADJOURNMENT

A copy of the Decision Making Parameters is included beginning on **page 16** of this packet.

Office of the City Manager

June 1, 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, WILLIAM E. BORZICK has been a dedicated employee of The City of Lake Forest since May 5, 1987; and

WHEREAS, BILL has honorably retired from the City on **May 20, 2022**; and

WHEREAS, BILL served in the following positions during his dedicated career: Maintenance Worker and Building Maintenance Supervisor; and

WHEREAS, BILL first served as a Maintenance Worker in the Parks and Recreation Department prior to becoming the first official fulltime hire of the Public Works Building Maintenance Section in 1996; and

WHEREAS, BILL was directly involved with the significant growth of the Building Maintenance Section from six buildings in 1996 to thirty-six buildings today, oversaw numerous facility improvement projects, and positively impacted the professional development of many Public Works Maintenance employees; and

WHEREAS, BILL has developed significant relationships and will be missed by many friends and colleagues across all City Departments and other community agencies such as Gorton Community Center and Elawa Farm Foundation; and

WHEREAS, BILL will enjoy his well deserved retirement with his friends and family, including spending time working on his disc golf game.

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 **WILLIAM E. BORZICK** for a public service faithfully performed; and

BE IT FURTHER RESOLVED that this Resolution be appropriately inscribed and conveyed to **BILL**, with a copy to be included in the official minutes of the June 6, 2022, meeting of the Lake Forest City Council.

Mayor

The City of Lake Forest
CITY COUNCIL MEETING
Proceedings of the Monday, May 16, 2022
City Council Meeting - City Council Chambers
220 E Deerpath

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

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

Alderman Rummel attended the meeting electronically.

Absent: None

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE was recited.

REPORTS OF CITY OFFICERS

COMMENTS BY MAYOR

A. Announcement of the Sixth Recipient of The Lawrence R. Temple Distinguished Public Service Award

-Maddie Bronson Dugan

Mayor Pandaleon introduced Catherine Waldeck, Chairman of the Public Service Award Committee. Ms. Waldeck announced that the Committee chose Maddie Bronson Dugan as the 2022 Larry Temple Public Service Award recipient. She read and presented the award, photos were taken.

Mayor Pandaleon proclaimed Wednesday, August 3, 2022 as Lake Forest Day. He reported that the McKinlock Post 264 of the American Legion honors Lake Forest residents, employees, neighbors and friends by saluting "those who made the ultimate sacrifice during all conflicts and wars" as this year's Lake Forest Day theme. Mayor Pandaleon presented the Proclamation to Dave Lipinski, Senior Vice Commander of the American Legion McKinlock Post and Tom Marks, President of the McKinlock Post 264 Foundation. Photos were taken.

A. ELECTION AND APPOINTMENT OF CITY OFFICERS

ELECTION BY THE CITY COUNCIL AND APPOINTMENTS BY THE MAYOR AS REQUIRED BY CHARTER AND CITY CODE

City Supervisor	Jason Wicha
City Treasurer	Elizabeth Holleb
City Clerk	Margaret Boyer
City Marshal & Collector	Karl Walldorf
City Attorney	Julie Tappendorf
City Surveyor and Engineer	Gewalt Hamilton Associates

COUNCIL ACTION: Approve the Mayor's Appointments

Mayor Pandaleon read the appointments and asked for a motion of approval.

Alderman Weber made a motion to approve the Mayor's Appointments, seconded by Alderman Preschlack. Motion carried unanimously by voice vote.

COMMENTS BY CITY MANAGER

A. Update on Veterans Park

- **Chuck Myers, Superintendent of Parks & Forestry**

Chuck Myers, Superintendent of Parks & Forestry gave a brief update on the recent construction activities on the site and the tentative landscape timeline for the project.

B. Update on Veterans Memorial Monument

- **Neil Lynch, Commander, American Legion McKinlock Post 264**

Tom Marks, President of the McKinlock Post 264 Foundation gave an update on the War Monument and Fund-raising efforts.

OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

Kenneth Endress introduced himself to the City Council as the Community Planner and Liaison Officer for the Commanding Officer Naval Station Great Lakes.

COMMITTEE REPORTS

ITEMS FOR OMNIBUS VOTE CONSIDERATION

1. **Approval of May 2, 2022, City Council Meeting Minutes**
2. **Approval of a Resolution of Appreciation for Retiring Members of the CROYA Youth Executive Committee**

CROYA YOUTH EXECUTIVE COMMITTEE	NAME OF MEMBER
Chairwoman	Jacqueline Rubin
Vice Chair	Nick Winebrenner
CSL Chair	Bea Pierce
CSL Vice Chair	Chloe Robb
CSL Vice Chair	Matt Durburg
Foundation Liaison	Abby Hanlon
Parliamentarian	Brynne Hippel

Parliamentarian	Pride Haggerty
Topic Night Chair	Tommy Hetler
Topic Night Chair	Gigi Snellback
Topic Night Chair	Scott Weston
Public Relations Chair	Sascha Robb
Public Relations Chair	Louise Brickman
Cable/Tech Chair	Zoe Frentzas
Cable/Tech Chair	Luca Ferraioli
Music Chair	Nick Slover
Music Chair	Robert Medica
Fundraising Chair	Claire Yehle
Fundraising Chair	Ben Winebrenner
Fundraising Chair	Georgia Mannarino
Graphic Design Chair	Sofia Falls
Graphic Design Chair	Sophie Delhey

3. Approval of Revisions to the City Investment Policy

4. Consideration of an Ordinance Amending the City of Lake Forest City Code Regarding the Class C-2 and C-3 Liquor Licenses (First reading and if appropriate final approval)

COUNCIL ACTION: Approval of the four (4) omnibus items as presented.

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

Alderman Preschlack made a motion to approve the four (4) Omnibus items as presented, seconded by Alderman Karras. The following voted "Aye": Alderman Morris, Karras, Rummel, Notz, Preschlack, Goshgarian, Buschmann and Weber. The following voted "Nay": None. 8-Ayes, 0 Nays, motion carried

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

ORDINANCES

OLD BUSINESS

NEW BUSINESS

Consideration of a Recommendation from the Zoning Board of Appeals in Support of an Amendment to the Special Use Permit for Woodlands Academy of the Sacred Heart Located at 760 E. Westleigh Road. (First Reading of an Ordinance and, if Desired by the City Council, Final Approval)

Director of Community Development Catherine Czerniak gave an overview of Woodlands Academy that included its history, the property location, and current conditions. Ms. Czerniak also shared a timeline of the review process to date that included two Zoning Board of Appeals Public Hearings on the matter. She reported the Zoning Board of Appeals focus included impetus for the proposed changes, location and number of tennis courts, vehicle turn around location and vehicle traffic volumes, property line screening and activity levels that included users and reduction of impact on neighbors.

The City Council had discussion around what sports would be played on the courts, the number of courts, youth sport camps, fencing, buckthorn removal and screening with sustainable planting initiatives.

The following offered public comment on the topic.

Kari Johnston offered her opposition to the ZBA recommendation noting a medical condition.

Carol offered her opposition to the ZBA recommendation noting noise and proximity of the courts to the neighbors.

Marlena Parr offered her opposition to the ZBA recommendation noting quality of life and an increase of traffic.

Ralph Elwart offered his support of the ZBA recommendation noting women's sports and the Woodlands ability to play at the school

Kathryn Dohrmann offered her opposition to the ZBA recommendation noting light pollution and environmental impacts.

Bridget Doheny offered her support of the ZBA recommendation noting how silent tennis is as a sport and neighborhood improvements.

Elizabeth Sperry noted the limited distance of twenty-five feet.

The City Council resumed discussion that included understanding the challenge in change, community assets, the City's processes, the opportunity in the future to review the SUP and a lengthy discussion on screening.

Hearing no further comment, Mayor Pandaleon thanked all those who made comments and asked for a motion.

COUNCIL ACTION:

If desired by the Council, waive first reading and grant final approval of an Ordinance amending the Special Use Permit for Woodlands Academy of the Sacred Heart subject to the conditions as recommended by the Zoning Board of Appeals and as detailed in the Ordinance.

Alderman Preschlack made a motion to waive first reading and grant final approval of an Ordinance amending the Special Use Permit for Woodlands Academy of the Sacred Heart subject to the conditions as recommended by the Zoning Board of Appeals and as detailed in the Ordinance, seconded by Alderman Morris. The following voted "Aye": Alderman Karras, Rummel, Notz, Preschlack, Goshgarian, Buschmann, Weberand Morris. The following voted "Nay": None. 8-Ayes, 0 Nays, motion carried

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

ADJOURNMENT

*Proceedings of the Monday, May 2, 2022
Regular City Council Meeting*

There being no further business Mayor Pandaleon asked for a motion. Alderman Preschlack made a motion to adjourn, seconded by Alderman Goshgarian. Motion carried unanimously by voice vote at 8:45 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.

**INTERGOVERNMENTAL AGREEMENT BETWEEN
THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY
AND
THE CITY OF LAKE FOREST**

THIS INTERGOVERNMENTAL AGREEMENT (“AGREEMENT”), made and entered into upon the last dated signature below, by and between The Illinois State Toll Highway Authority (“ILLINOS TOLLWAY”), and The City of Lake Forest (“DEPARTMENT”).

RECITALS

WHEREAS, to ensure the highest degree of safety in the operation of the ILLINOIS TOLLWAY, the ILLINOIS TOLLWAY adopted Resolution No. 5458, authorizing the ILLINOIS TOLLWAY to (i) enter into agreements with fire protection districts and municipal fire departments bordering its rights-of-way for the provision of adequate fire protection services, and (ii) provide reimbursement for such services at the scheduled rates set forth therein;

WHEREAS, pursuant to Resolution No. 5458, the ILLINOIS TOLLWAY entered into intergovernmental agreements with various fire protection districts and/or municipal fire departments bordering its rights-of-way for the provision of the above-described services;

WHEREAS, after reaffirming the need to provide adequate fire protection services along the toll roads in its system and finding it necessary to also provide adequate emergency medical services, the ILLINOIS TOLLWAY adopted Resolution No. 9589, increasing the scheduled reimbursement rates set forth in Resolution No. 5458;

WHEREAS, on September 29, 1977, after fire protection districts and municipal fire departments began providing ambulance services, the ILLINOIS TOLLWAY adopted Resolution No. 9885, adding a scheduled reimbursement rate for the provisions of ambulance services;

WHEREAS, on December 21, 1995, the ILLINOIS TOLLWAY adopted Resolution No. 14490, increasing the scheduled reimbursement rates for fire protection and emergency medical services (including ambulance services);

WHEREAS, the DEPARTMENT is qualified to provide the fire protection and emergency services required by the ILLINOIS TOLLWAY on the Tri-State Tollway (I-94), eastbound between milepost 19.1 and milepost 21.7, and westbound between milepost 19.0 and 18.2, as depicted in Exhibit A (“Service Area”);

WHEREAS, the DEPARTMENT was created by and operates pursuant to general powers conferred under the Illinois Municipal Code, 65 ILCS 5/11-6-1, *et. seq.*;

WHEREAS, the ILLINOIS TOLLWAY, by virtue of its powers as set forth in the Toll Highway Act, 605 ILCS 10/1, *et. seq.*, is authorized to enter into this AGREEMENT,

NOW, THEREFORE, in consideration of the mutual covenants and representations contained herein, the ILLINOIS TOLLWAY and the DEPARTMENT (collectively, "Parties") agree as follows:

1. Relative to each occurrence in the Service Area (*see* Ex. A) to which the DEPARTMENT responds, the ILLINOIS TOLLWAY will pay the DEPARTMENT \$500.00 to reimburse a portion of the costs the DEPARTMENT incurs in connection with the response. On each anniversary of this AGREEMENT, this fee shall automatically increase by \$10.00. Also:
 - a. If helicopter rescue services are provided in accordance with criteria established by the hospital originating the request for such services, such services shall be billed directly by the helicopter rescue service to the party the helicopter was required to transport; the ILLINOIS TOLLWAY shall not be responsible for helicopter transport services, except as provided under Workers' Compensation Act, 820 ILCS 305/1, *et seq.*;
 - b. Special hazardous material rescue and clean up services not provided by the DEPARTMENT shall be billed directly by the provider to the person(s) or entities who caused such services to be required.
 - c. Nothing in this AGREEMENT shall prohibit the DEPARTMENT from billing any patient, including the insurance provider for the patient, for ambulance transportation to receive emergency medical care.
2. For, and in consideration of, the compensation specified above, which the ILLINOIS TOLLWAY and the DEPARTMENT agree constitutes the sole and exclusive amount for which the ILLINOIS TOLLWAY will be responsible for as a result of or due to a response by the DEPARTMENT, the DEPARTMENT agrees:
 - a. To use its best efforts to provide fire protection and emergency services for persons and property in the Service Area. If changes in the Service Area are required to more efficiently serve the needs of ILLINOIS TOLLWAY patrons, the Service Area may be amended by written agreement of the Parties.
 - b. To proceed, whenever fire equipment is available, to the location in the Service Area (*see* Ex. A) designated by an authorized representative of the ILLINOIS TOLLWAY. The DEPARTMENT shall make every effort to provide its own back-up response when its own manpower and/or equipment is not available for call-out. In the event an emergency call is directed to the DEPARTMENT from a source other than the ILLINOIS TOLLWAY, the DEPARTMENT shall promptly notify an authorized representative of the ILLINOIS TOLLWAY of the nature of the emergency and the designated location.
 - c. To respond with necessary available equipment and manpower as indicated by the information provided by the authorized representative of the ILLINOIS TOLLWAY.

- d. To present to the ILLINOIS TOLLWAY, within forty-five (45) days of an event in the Service Area that requires the provision of any fire protection and emergency services, an invoice including the hour, date, time and place of the DEPARTMENT's response to the event; and the amount due and owing from the ILLINOIS TOLLWAY pursuant to this AGREEMENT. The ILLINOIS TOLLWAY will promptly process all timely and sufficient invoices submitted by the DEPARTMENT. The DEPARTMENT shall not bill the ILLINOIS TOLLWAY for any services billed to an ILLINOIS TOLLWAY patron, and the ILLINOIS TOLLWAY shall not be responsible for any services billed to an ILLINOIS TOLLWAY patron, even if the DEPARTMENT fails to obtain payment from or on behalf of the ILLINOIS TOLLWAY patron.
- e. To keep confidential, and not disclose, distribute or otherwise share, any photographs, video or electronic images that depict any matter that may have occurred on ILLINOIS TOLLWAY property, except for disclosures to (i) physicians and medical personnel directly involved in the treatment of a patient involved in an occurrence, (ii) insurance companies representing a party involved in an occurrence, or (iii) the State Fire Marshal. Disclosure also is permissible to the extent required by the Illinois Freedom of information Act.

I. GENERAL PROVISIONS

1. The ILLINOIS TOLLWAY, the DEPARTMENT and their respective agents agree that they shall communicate, cooperate and coordinate with one another on all issues pertaining to a response and the consequent need for fire protection and emergency services in the Service Area, including but not limited to traffic and incident management.
2. All promises, agreements, covenants and representations, express or implied, oral or written, concerning the subject matter of this AGREEMENT are contained in this AGREEMENT, which embodies the entire agreement and understanding between the Parties. No other promises, agreements, covenants or representations, express or implied, oral or written, have been made by any Party to any other Party concerning the subject matter of this AGREEMENT, and neither the fact of this AGREEMENT nor any of its terms creates, or is intended to create, any rights or interests in any third party. This AGREEMENT is made solely for the benefit of the ILLINOIS TOLLWAY and the DEPARTMENT. All prior and contemporaneous negotiations, promises, agreements, covenants and representations between the Parties concerning the subject matter of this AGREEMENT are merged into this AGREEMENT.
3. Whenever in this AGREEMENT approval or review by either the DEPARTMENT or the ILLINOIS TOLLWAY is provided for, said approval or review shall not be unreasonably delayed or withheld.
4. No later than fourteen (14) calendar days after execution of this AGREEMENT, each PARTY shall designate in writing a representative who shall serve as the full-time representative of said PARTY during the period this AGREEMENT is in effect. Each

representative shall have authority, on behalf of such PARTY, to make decisions relating to implementation of this AGREEMENT. Representatives may be changed, from time to time, by subsequent written notice. Each representative shall be readily available to the other PARTY.

5. This AGREEMENT may be executed (including electronically) in two (2) or more counterparts, each of which shall be deemed an original and all of which shall be deemed one and the same instrument.
6. This AGREEMENT may not be amended or modified without the written consent of the Parties and the Illinois Attorney General.
7. This AGREEMENT shall be binding upon and inure to the benefit of the PARTIES and their respective successors and approved assigns.
8. Failure by the ILLINOIS TOLLWAY or the DEPARTMENT to seek redress for a violation of this AGREEMENT or to insist upon the strict performance of any condition or covenant of this AGREEMENT shall not constitute a waiver of any breach or subsequent breach of such covenants, terms, conditions, rights and remedies. No provision of this AGREEMENT shall be deemed waived by the ILLINOIS TOLLWAY or the DEPARTMENT unless such provision is waived in writing by the Party intended to benefit therefrom.
9. This AGREEMENT shall be governed and construed in accordance with the laws of the State of Illinois, without regard to conflicts of law principles, and in the event of a dispute, venue shall lie exclusively in DuPage County, Illinois.
10. The DEPARTMENT shall maintain books and records relating to the performance of this AGREEMENT necessary to support amounts charged to the ILLINOIS TOLLWAY. The DEPARTMENT shall maintain books and records, including information stored in databases or other computer systems, for a period of three (3) years from the date of final payment under this AGREEMENT. Books and records the DEPARTMENT is required to maintain shall be available for review or audit by representatives of the Auditor General, the Executive Inspector General, the Illinois Tollway Inspector General, State of Illinois or ILLINOIS TOLLWAY internal auditors or other governmental entities with monitoring authority, upon reasonable notice and during normal business hours.
11. Either Party to this AGREEMENT may terminate this AGREEMENT by notifying the other Party in writing. Such written notice shall be effective ninety (90) days after the date of the notice. Such written notice shall be sent by U.S. Mail or overnight messenger as follows:

If to the DEPARTMENT

Lake Forest Fire Department
255 West Deerpath Rd.
Lake Forest, IL 60045
Attention: Fire Chief

If to the ILLINOIS TOLLWAY

The Illinois State Toll Highway Authority
2700 Ogden Avenue
Downers Grove, IL 60515
Attention: General Counsel

IN WITNESS WHEREOF, the PARTIES hereto have caused this AGREEMENT to be executed on the dates indicated.

THE CITY OF LAKE FOREST

By: _____ Date: _____
George A. Pandaleon
Mayor

THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY

By: _____ Date: _____
Lanyea Griffin
Interim Executive Director

Approved as to Form and Constitutionality

_____, AAG
Attorney General, State of Illinois



EXHIBIT A

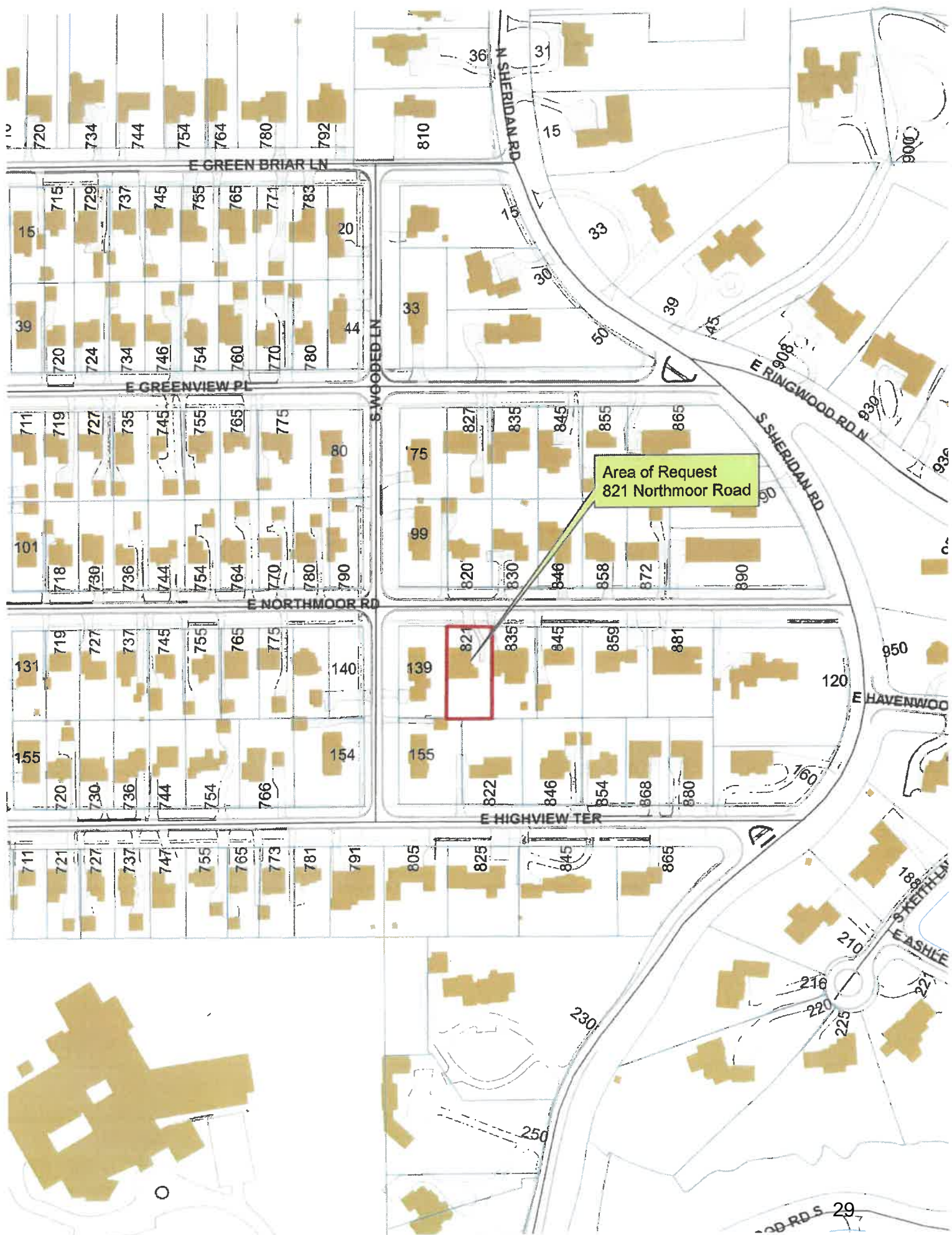
Lake Forest Fire Department

Tri-State Tollway



Eastbound Milepost 19.1 to Milepost 21.7

Westbound Milepost 19.0 to Milepost 18.2



THE CITY OF LAKE FOREST

ORDINANCE NO. 2022- ____

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 821 NORTHMOOR ROAD

WHEREAS, Black House Series 821 Northmoor LLC (Patrick Shaver, 100%) ("**Owner**") is the owner of that certain real property commonly known as 821 Northmoor 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 Owner desires to construct an addition and make exterior alterations ("**Improvements**") as depicted on the site plan, landscape plan and architectural drawings that are attached hereto as Group Exhibit B ("**Plans**"); and

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

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

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

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

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

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

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

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

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

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

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

PASSED THIS __ DAY OF _____, 2022

AYES: ()

ABSENT: ()

NAYS: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2022

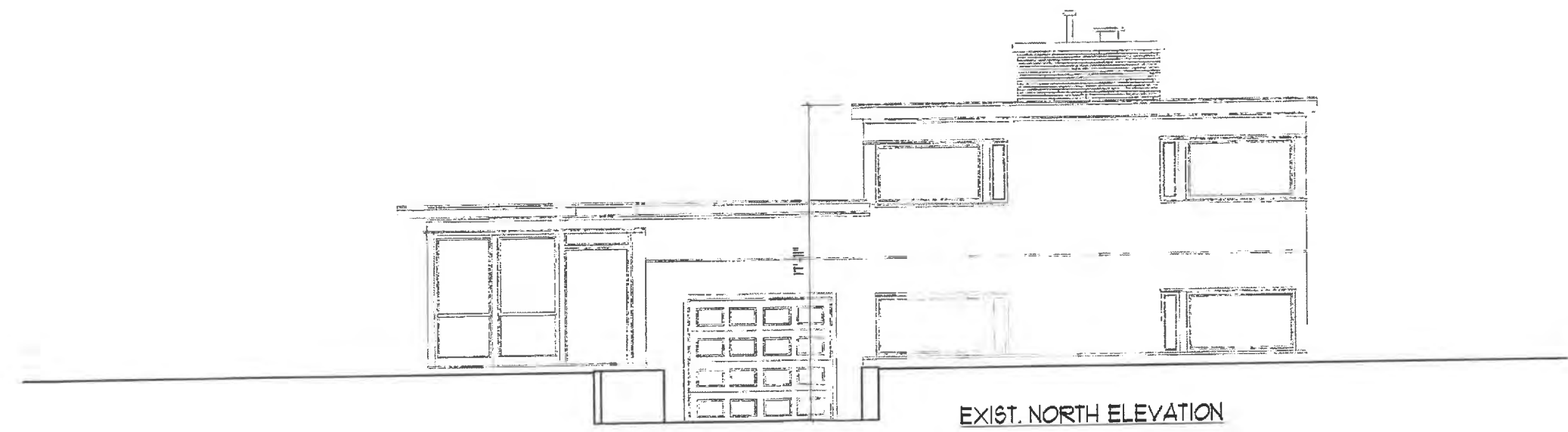
Mayor

ATTEST:

City Clerk

GROUP EXHIBIT B

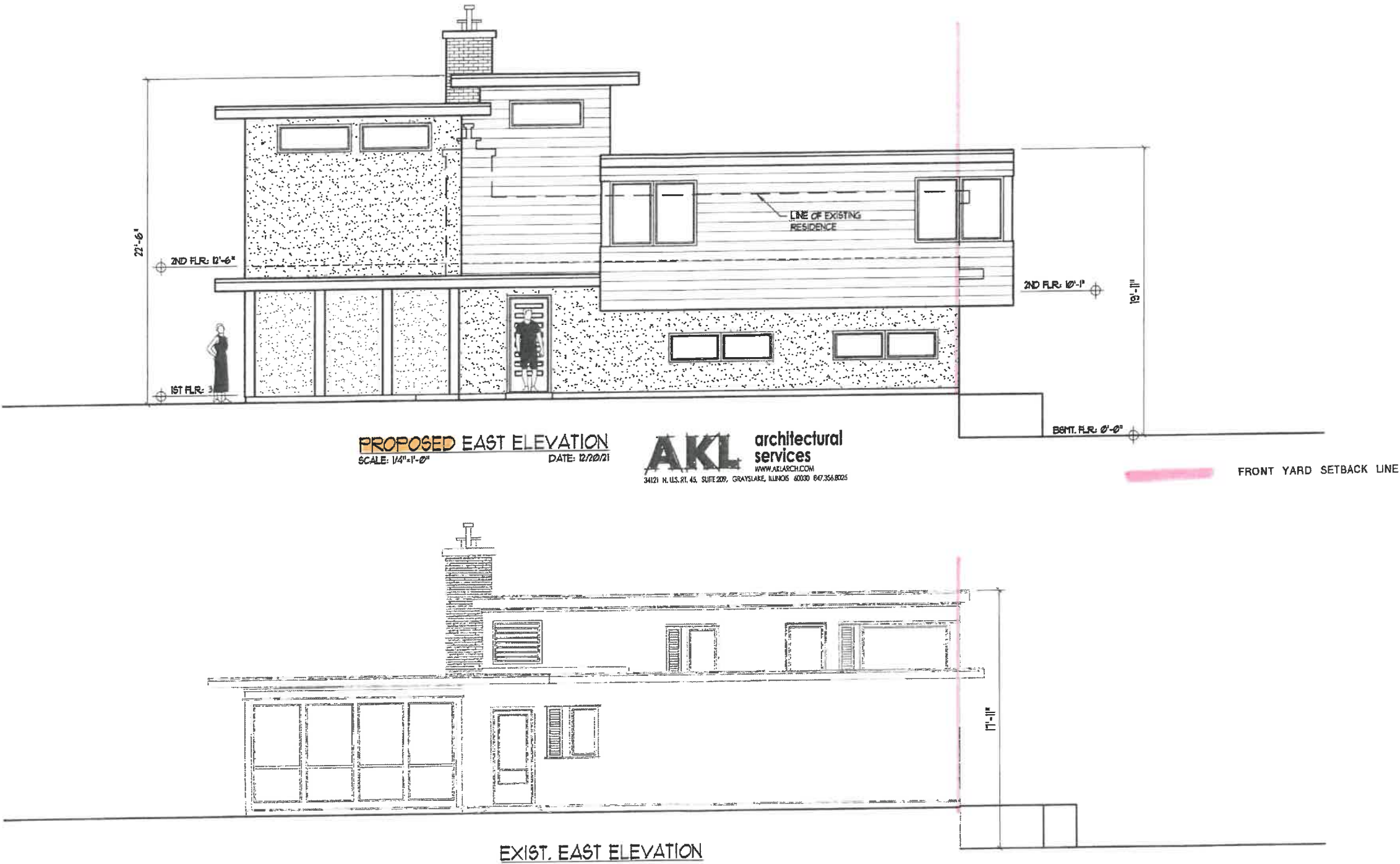
The Plans



GROUP EXHIBIT B

The Plans

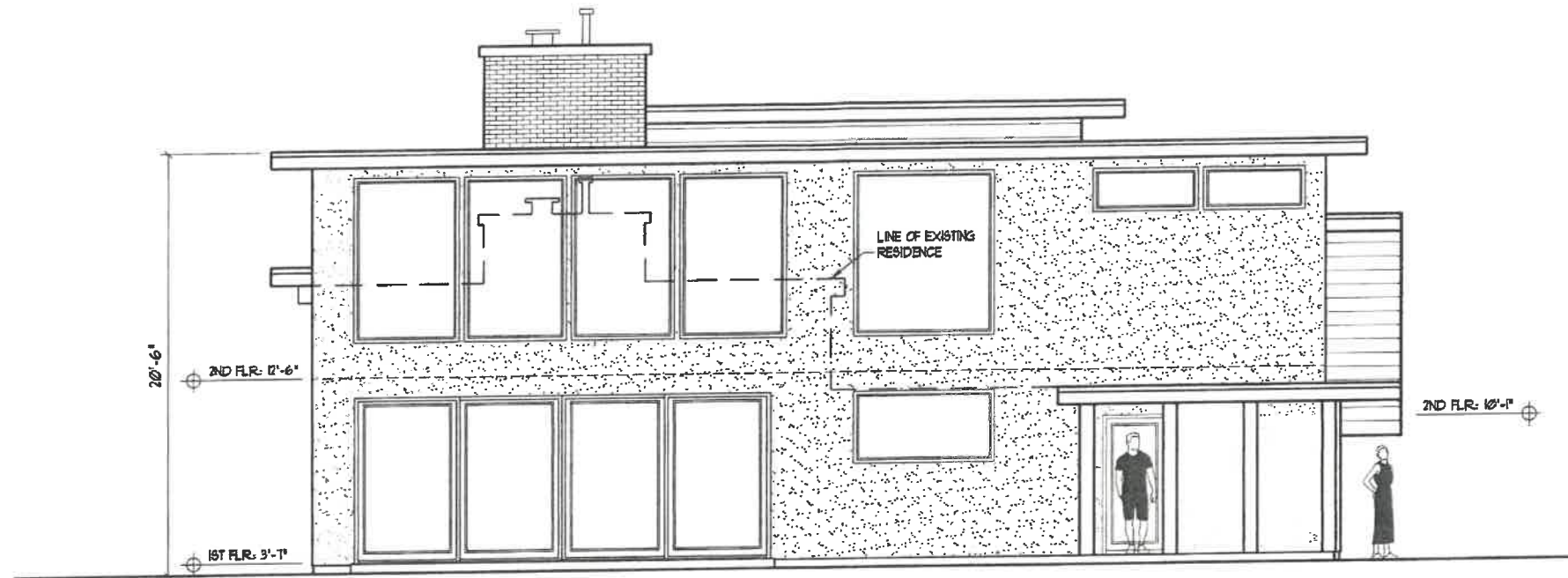
EXISTING AND PROPOSED EAST ELEVATION



GROUP EXHIBIT B

The Plans

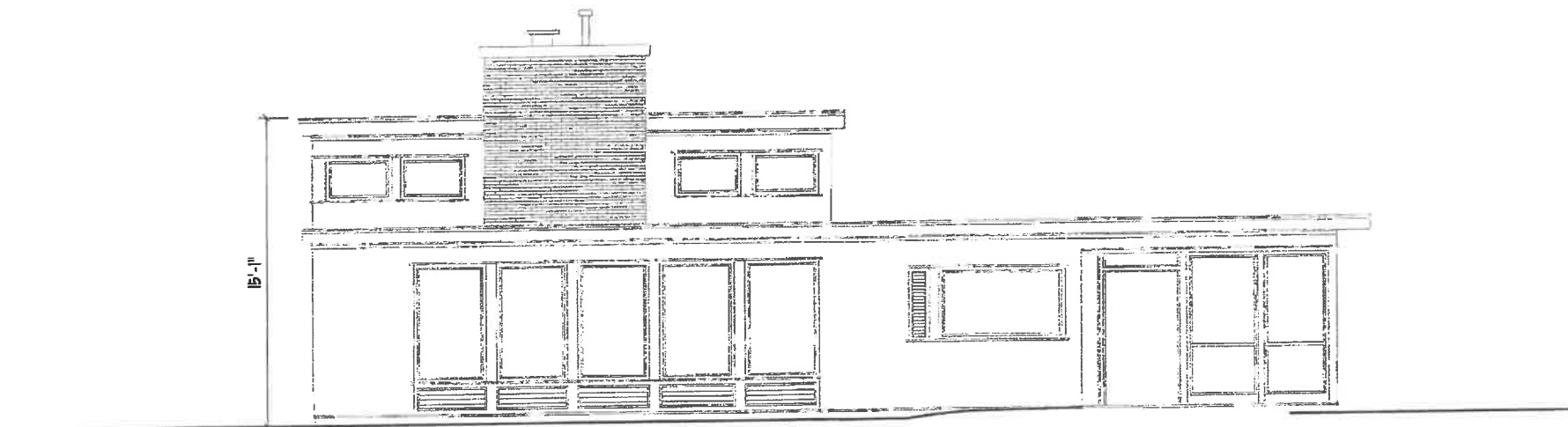
EXISTING AND PROPOSED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"

DATE: 12/20/21

AKL architectural
services
WWW.AKLARCH.COM
34121 N. U.S. RT. 45, SUITE 209, GRAYS LAKE, ILLINOIS 60030 847.356.8025



EXIST. SOUTH ELEVATION

GROUP EXHIBIT B

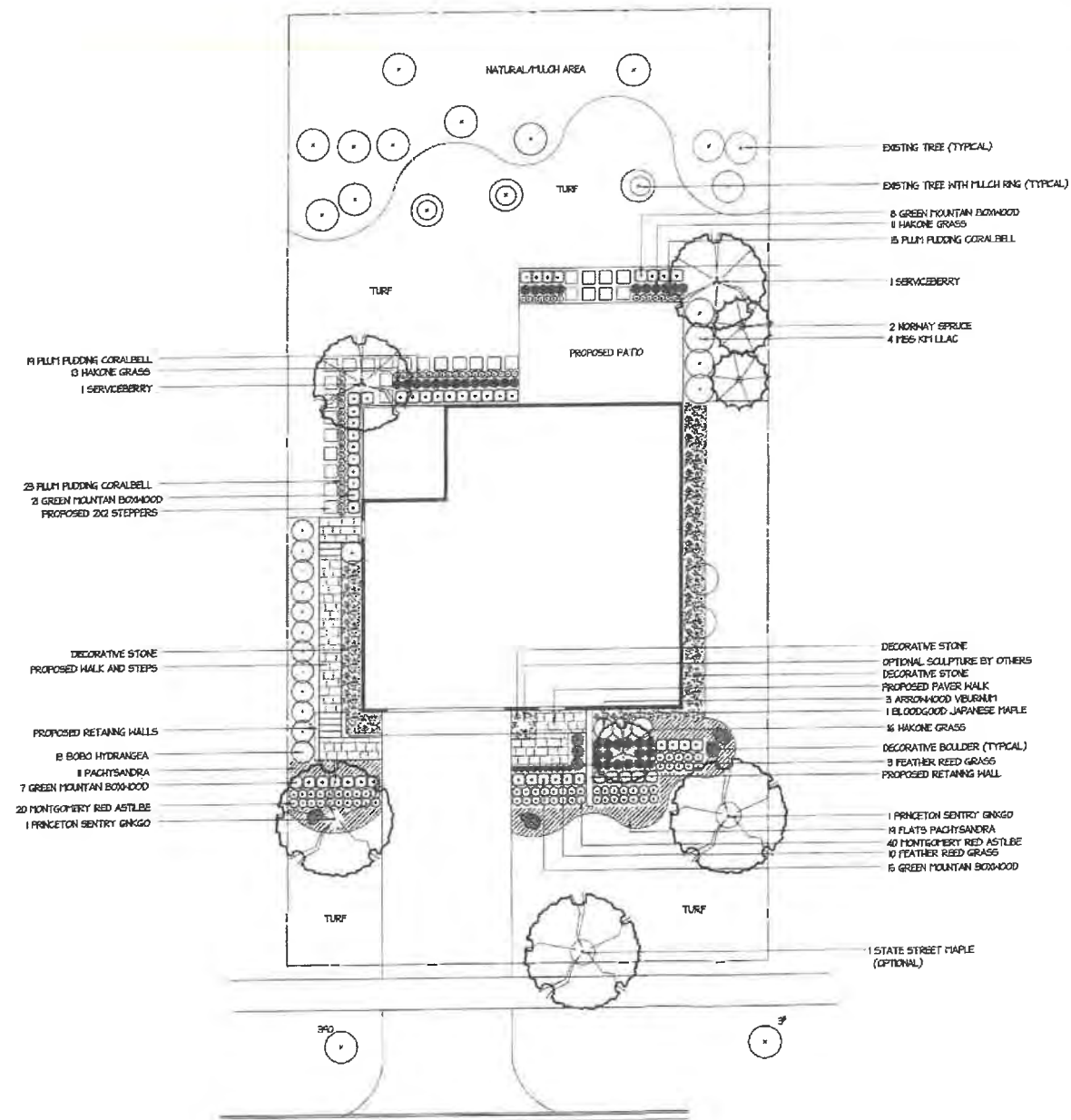
The Plans

EXISTING AND PROPOSED WEST ELEVATION



The Plans

OVERALL LANDSCAPE SITE PLAN



Ch.	Botanical Name	Common Name	Size/Condition
	Trees		
4	<i>Acer "Hydraz" Marloti</i>	STATE STREET MAPLE	4'
1	<i>Acer platanoides "Sagami"</i>	BLOODGOOD JAPANESE MAPLE	4'
2	<i>Amelanchier "gracilis"</i>	SHADBLOW	4'
3	<i>Gratia hubei "Princeton Sentry"</i>	PRINCETON SENTRY GINKGO	4'
	Canopies		
2	<i>Platanus "clara"</i>	NORWAT SPRUCE	10'
	Shrubs		
51	<i>Buxus "Green Mountain"</i>	GREEN MOUNTAIN BOVWOOD	8'
53	<i>Hydrangea "paniclea" "Bobo"</i>	BOBO HYDRANGEA	8'
5	<i>"Fragrant" "Miss Kim"</i>	FRAG. ST. LUCAS	30"
3	<i>Viburnum dentatum "Star Spout"</i>	ARROWWOOD VIBURNUM	30"
	Ornamental Grasses		
18	<i>Calamagrostis "Rust Forest"</i>	FEATHER REED GRASS	1' Garden
40	<i>Holcus "Aurea"</i>	HAKONE GRASS	1' Garden
	Perennials and Annuals		
60	<i>Aspidistra</i>	POLYSTAR RED ASTILBE	1' Garden
5	<i>Heuchera "Rum Pum Pum"</i>	PLANT RUBBER CORALBEL	1' Garden
	Groundcovers		
30	<i>Pachystima "Green Carpet"</i>	PACHTSTAMA	10"

[illegible]

OVERALL
LANDSCAPE PLAN

821 NORTHMOOR ROAD
LAKE FOREST, ILLINOIS

SCALE $F = 10 - 0'$	PROJECT NO.
DRAWN BY <u>KED</u>	
CHECKED BY	SHEET NO.
DATE <u>JANUARY 11, 2022</u>	<u>L 10</u>
DIST. OF PRINT	

GROUP EXHIBIT B

The Plans





Area of Request
415 Oak Knoll Drive

THE CITY OF LAKE FOREST

ORDINANCE NO. 2022- ____

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 415 OAK KNOLL DRIVE

WHEREAS, Raymond and Ina Anderson ("**Owners**") are the owners of that certain real property commonly known as 415 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 ("**Improvements**") as depicted on the site plan and architectural drawings 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 public hearings held on March 2, 2022 and May 17, 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, 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.

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

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.

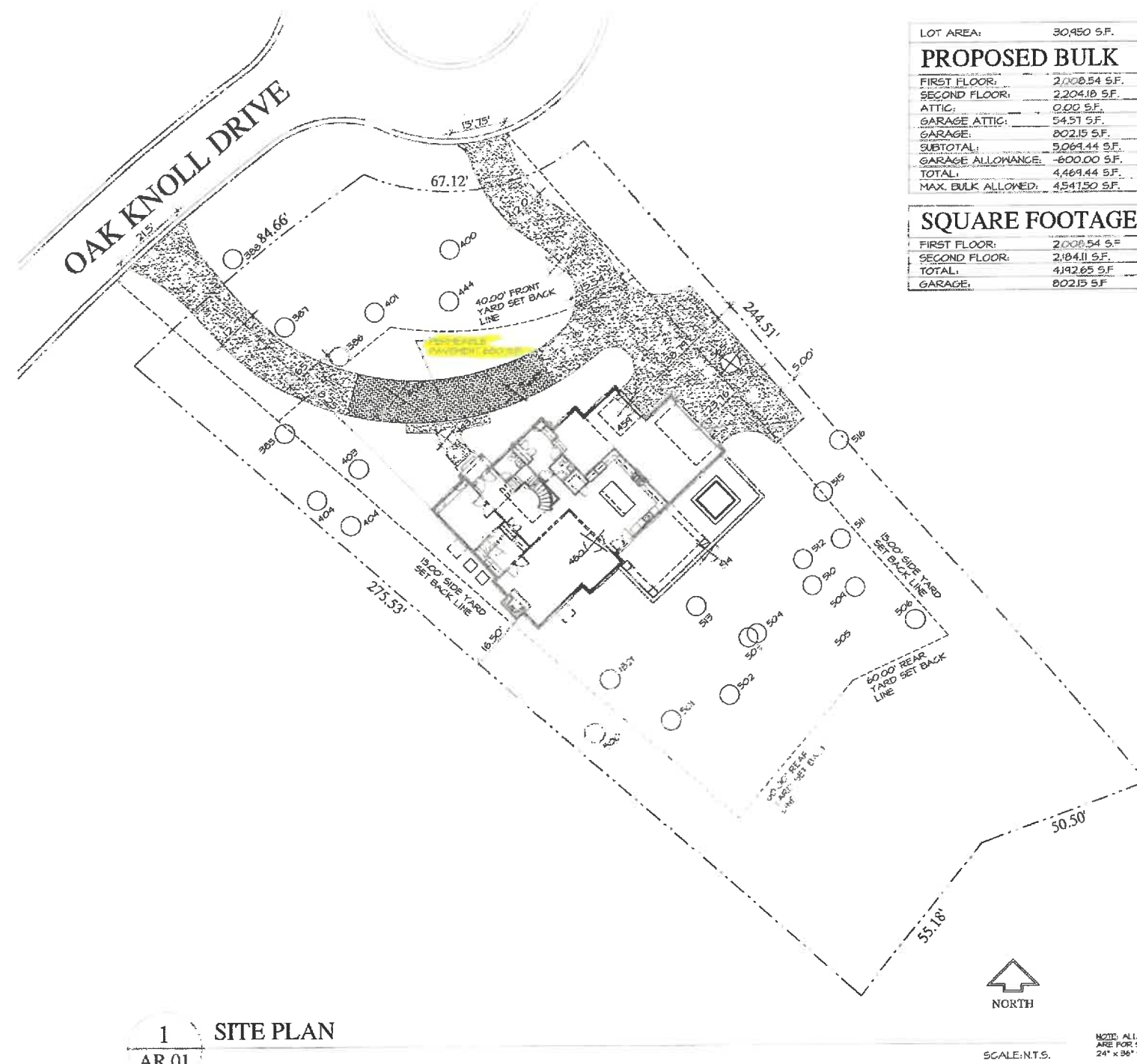
Mayor

ATTEST:

City Clerk

The Plans

RECEIVED MAY 12, 2022



REVIEW ONLY-NOT FOR CONSTRUCTION

LOT AREA:	30,950 S.F.
PROPOSED BULK	
FIRST FLOOR:	2,000.54 S.F.
SECOND FLOOR:	2,204.10 S.F.
ATTIC:	0.00 S.F.
GARAGE ATTIC:	54.51 S.F.
GARAGE:	802.15 S.F.
SUBTOTAL:	5,061.44 S.F.
GARAGE ALLOWANCE:	-600.00 S.F.
TOTAL:	4,461.44 S.F.
MAX. BULK ALLOWED:	4,541.50 S.F.

SQUARE FOOTAGE	
FIRST FLOOR:	2,000.54 S.F.
SECOND FLOOR:	2,104.10 S.F.
TOTAL:	4,192.65 S.F.
GARAGE:	802.15 S.F.

LOT 4		ANDERSON RESIDENCE
		415 OAK KNOLL DRIVE OAK KNOLL WOODLANDS SUBDIV LAKE FOREST, IL 60045

FIDELITY WES	
	

REVIEW	DATE
REVIEW	01/04/2011
REVIEW	01/06/2012
REVIEW	01/06/2012
REVIEW	01/06/2012
REVIEW	01/07/2012
REVIEW	01/07/2012
REVIEW	01/07/2012

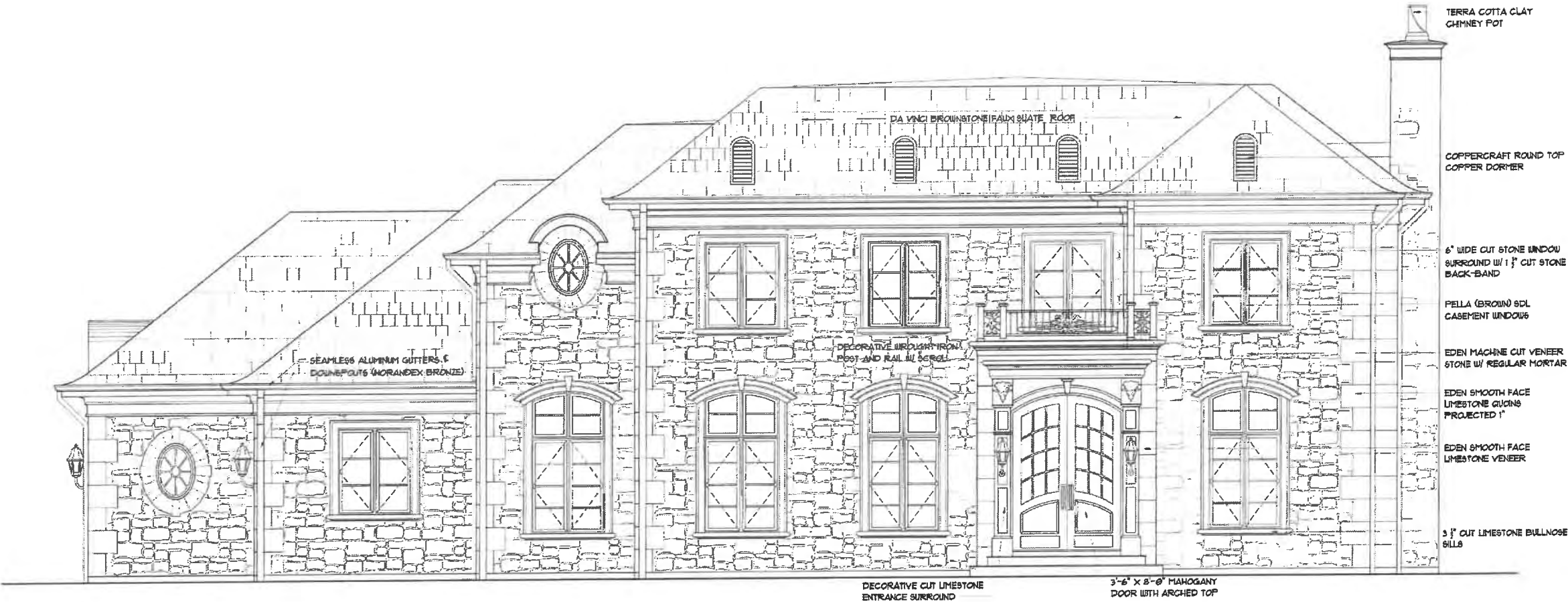
ASPECT DESIGN INC.	
414 N. LAUREL ST. #212 CHICAGO, ILL 60610	
(773) 462-1177	
PROJECT # AD121177	
DRAWN BY:	COM/JMB
LOT 4 SITE PLAN	
AR 01	

1 OF 12 TOTAL SHEETS

GROUP EXHIBIT B

The Plans

WEST (FRONT) ELEVATION



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



PROPOSED ROOF



PROPOSED STONE VENEER



PROPOSED
TRIM & WINDOW FRAME
COLOR (BROWN)

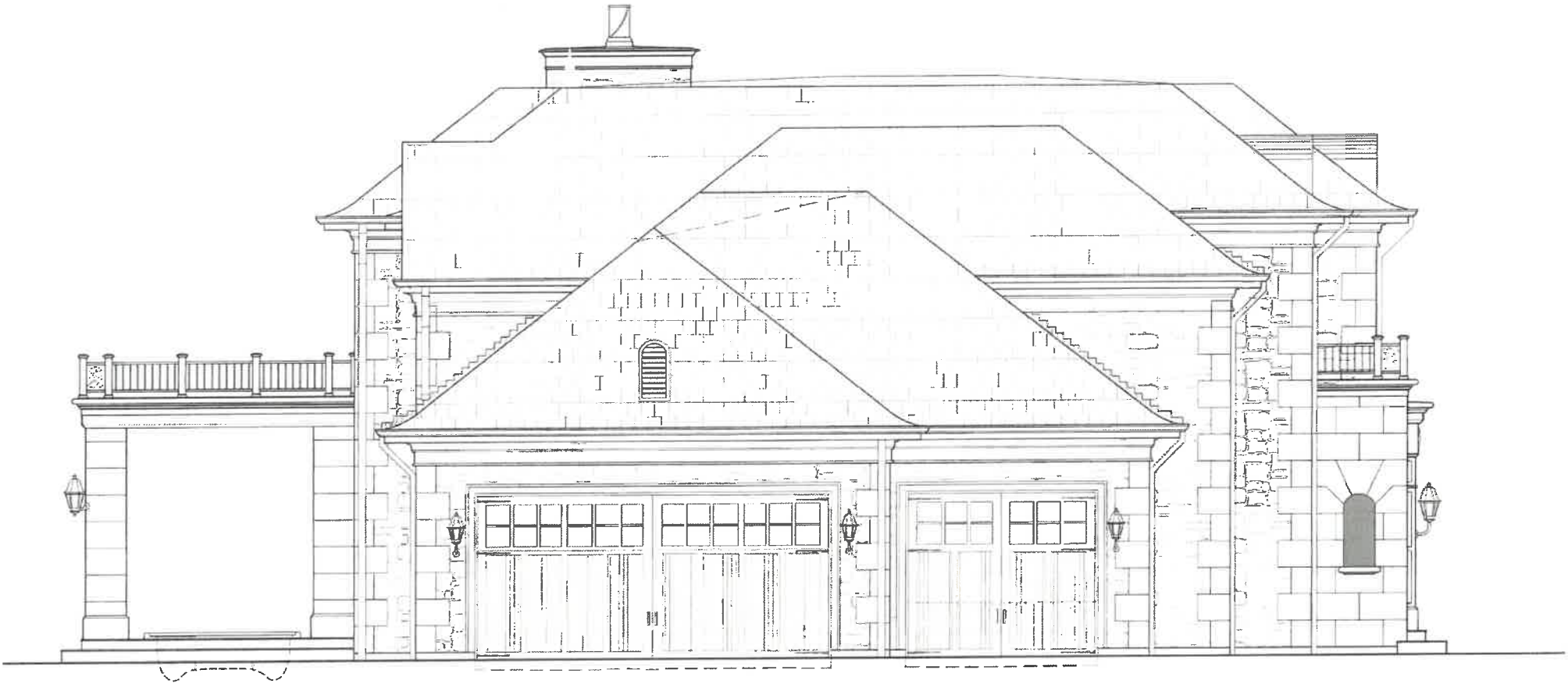
THE ANDERSON RESIDENCE
LOT 4 OAK KNOLL DRIVE
LAKE FOREST, ILLINOIS

January 20, 2022

RM
SWANSON
ARCHITECTS
ELI & MESSON L.N. 817.757.3975
SCOTTED LEE, ARCHITECT A RIA, INC. 817.757.3975

The Plans

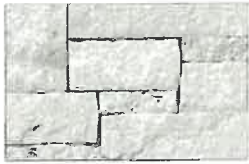
NORTH ELEVATION



4 RIGHT SIDE ELEVATION
Scale: 3/8"=1'-0"



PROPOSED ROOF



PROPOSED STONE



PROPOSED
TRIM COLOR

THE ANDERSON RESIDENCE
415 OAK KNOLL DRIVE
LAKE FOREST, ILLINOIS

January 20, 2022
RM
SWANSON
ARCHITECTS
11418 EDINBURGH LANE
SCOTTSDALE, ARIZONA 85260
602.977.7675
info@rm-swanson.com

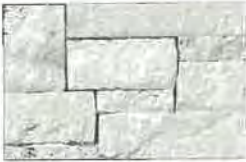
EAST ELEVATION



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



PROPOSED ROOF



PROPOSED STONE



PROPOSED TRIM COLOR

THE ANDERSON RESIDENCE
LOT 4 OAK KNOLL DRIVE
LAKE FOREST, ILLINOIS

January 20, 2022
RM
SWANSON
ARCHITECTS
11116 E. MICHIGAN AVE. SUITE 100
NORTTREDALE, ARIZONA 85757-3975
rswanson@rmarchitects.com

GROUP EXHIBIT B

The Plans

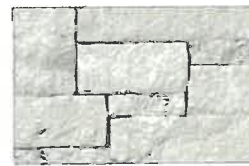
SOUTH ELEVATION



1 RIGHT SIDE ELEVATION
Scale: 3/8" = 1'-0"



PROPOSED ROOF



PROPOSED STONE



PROPOSED
TRIM COLOR

THE ANDERSON RESIDENCE
LOT 4 OAK KNOLL DRIVE
LAKE FOREST, ILLINOIS

January 20, 2022

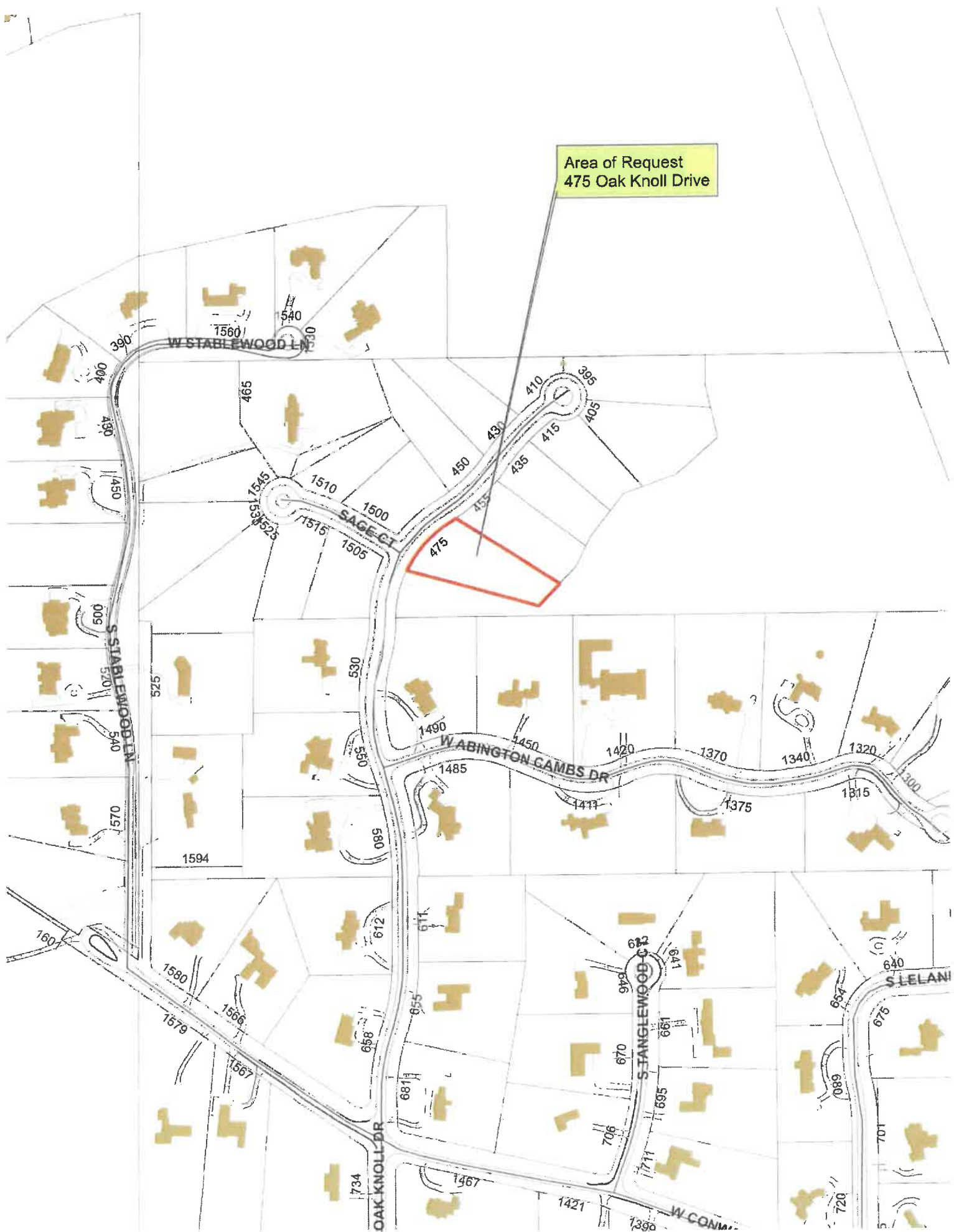
RM
SWANSON
ARCHITECTS
11418 E. MASSON LN.
SCOTTSDALE, ARIZONA 85258
847.757.3975
rswanson@rmarchitects.com

GROUP EXHIBIT B

The Plans



Area of Request
475 Oak Knoll Drive



THE CITY OF LAKE FOREST

ORDINANCE NO. 2022- ____

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 475 OAK KNOLL DRIVE

WHEREAS, Michael Dreifke and Amanda Foley ("**Owners**") are the owners of that certain real property commonly known as 475 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 May 17, 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, 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

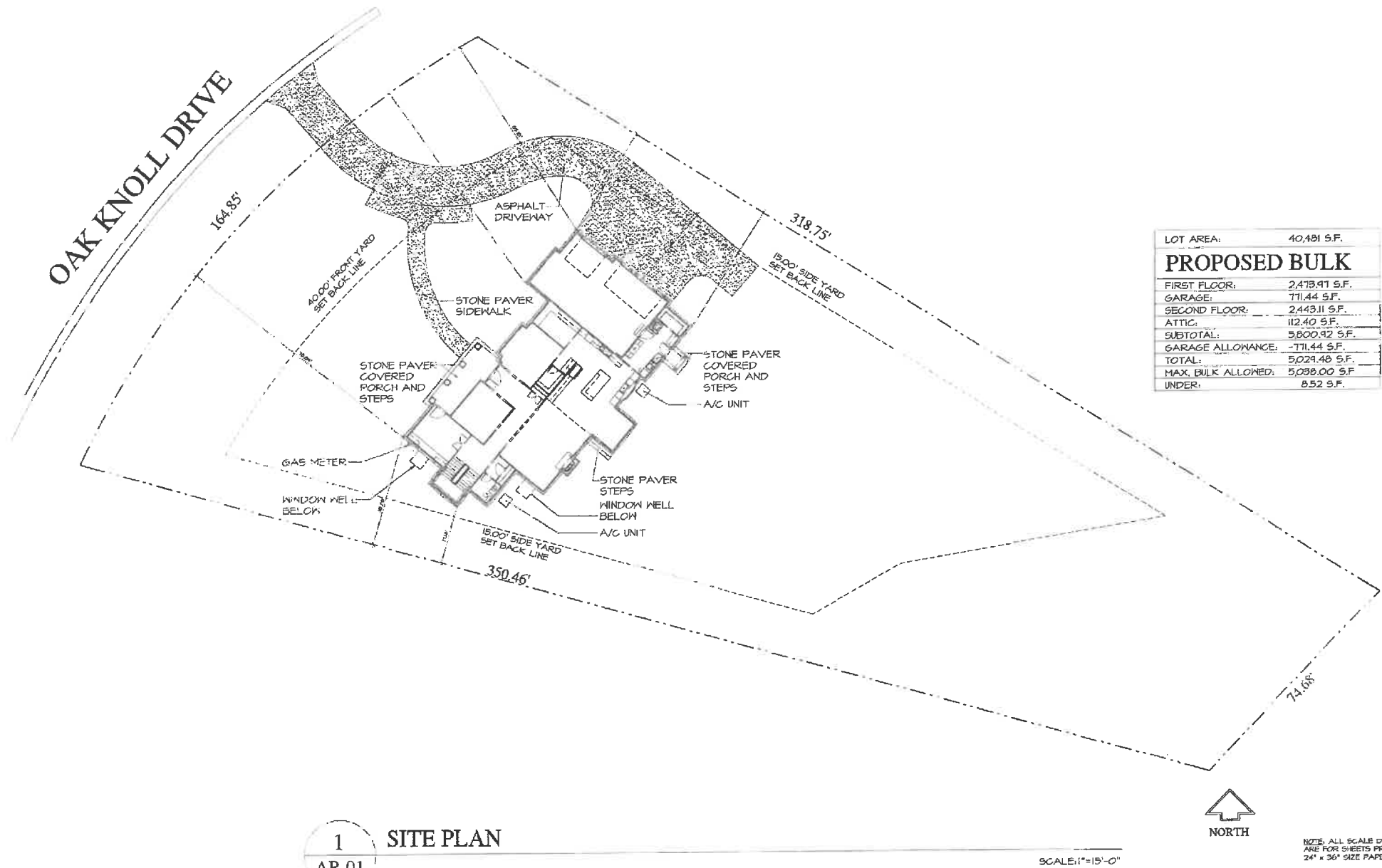
ATTEST:

City Clerk

GROUP EXHIBIT B

The Plans

PROPOSED SITE PLAN



LOT AREA:	40,481 S.F.
PROPOSED BULK	
FIRST FLOOR:	2,473.91 S.F.
GARAGE:	711.44 S.F.
SECOND FLOOR:	2,443.11 S.F.
ATTIC:	112.40 S.F.
SUBTOTAL:	5,800.92 S.F.
GARAGE ALLOWANCE:	-711.44 S.F.
TOTAL:	5,029.48 S.F.
MAX. BULK ALLOWED:	5,038.00 S.F.
UNDER:	8.52 S.F.

REVIEW ONLY-NOT FOR CONSTRUCTION

LOT 1
DREIFKE/FOLEY RESIDENCE
475 OAK KNOLL DRIVE
OAK KNOLL WOODLANDS
LAKE FOREST, IL 60045

FIDELITY WES

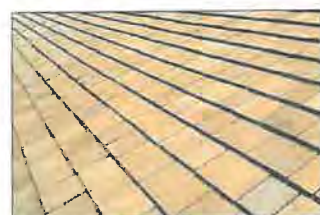
03/03/2022
03/03/2022
03/03/2022
03/03/2022
REVIEW
REVIEW
REVIEW
REVIEW

24551 COMMERCIAL DR.
SUITE 607
VILLAGE OF LAKE FOREST
LAKE FOREST, IL 60045
ARCHITECT
ASPECT DESIGN INC.

PROJECT # AD21199
DRAWN BY: COM/MB
LOT 1
SITE PLAN
AR 01
#1 OF TOTAL SHEETS

The Plans

PROPOSED WEST ELEVATION



PROPOSED ROOF



PROPOSED STONE



PROPOSED WINDOW



PROPOSED SIDING COLOR



PROPOSED TRIM COLOR



PROPOSED FRONT DOOR COLOR



PROPOSED OVERHEAD GARAGE DOORS



PROPOSED SHUTTER COLOR



EXTERIOR WALL SCONCE COLOR

THE DREIFKE-FOLEY RESIDENCE
LOT 1, OAK KNOLL DR.
LAKE FOREST, ILLINOIS

March 25, 2022

RM
SWANSON
ARCHITECTS
11418E MISSION LANE
SCOTTSDALE, ARIZONA 85257
847.737.3975
info@rm-swanson.com

GROUP EXHIBIT B

The Plans

PROPOSED NORTH ELEVATION



LEFT SIDE ELEVATION



PROPOSED ROOF



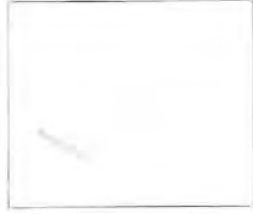
PROPOSED STONE



PROPOSED WINDOW



PROPOSED SIDING COLOR



PROPOSED TRIM COLOR



PROPOSED FRONT DOOR COLOR



PROPOSED OVERHEAD GARAGE DOORS



PROPOSED SHUTTER COLOR



EXTERIOR WALL SCONCE COLOR

March 25, 2022

THE DREIFKE-FOLEY RESIDENCE
LOT 1 OAK KNOLL DR.
LAKE FOREST, ILLINOIS

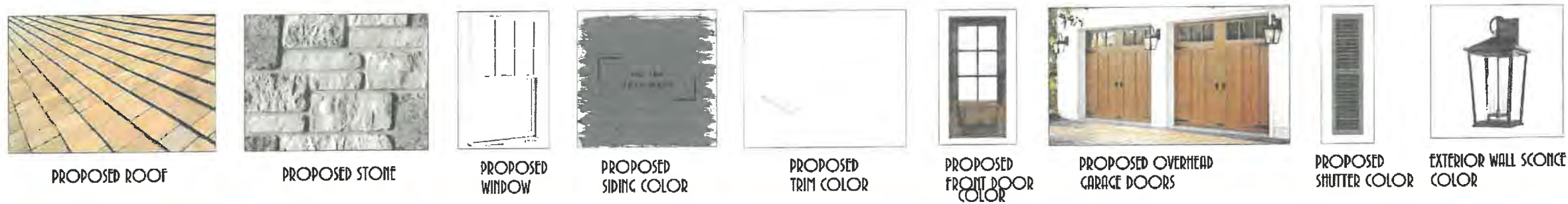
RM
SWANSON
ARCHITECTS
1411 E. MISSION LN.
SCOTTSDALE, ARIZONA 85251
480.751.3973
info@rm-swanson.com

The Plans

PROPOSED EAST ELEVATION



REAR ELEVATION

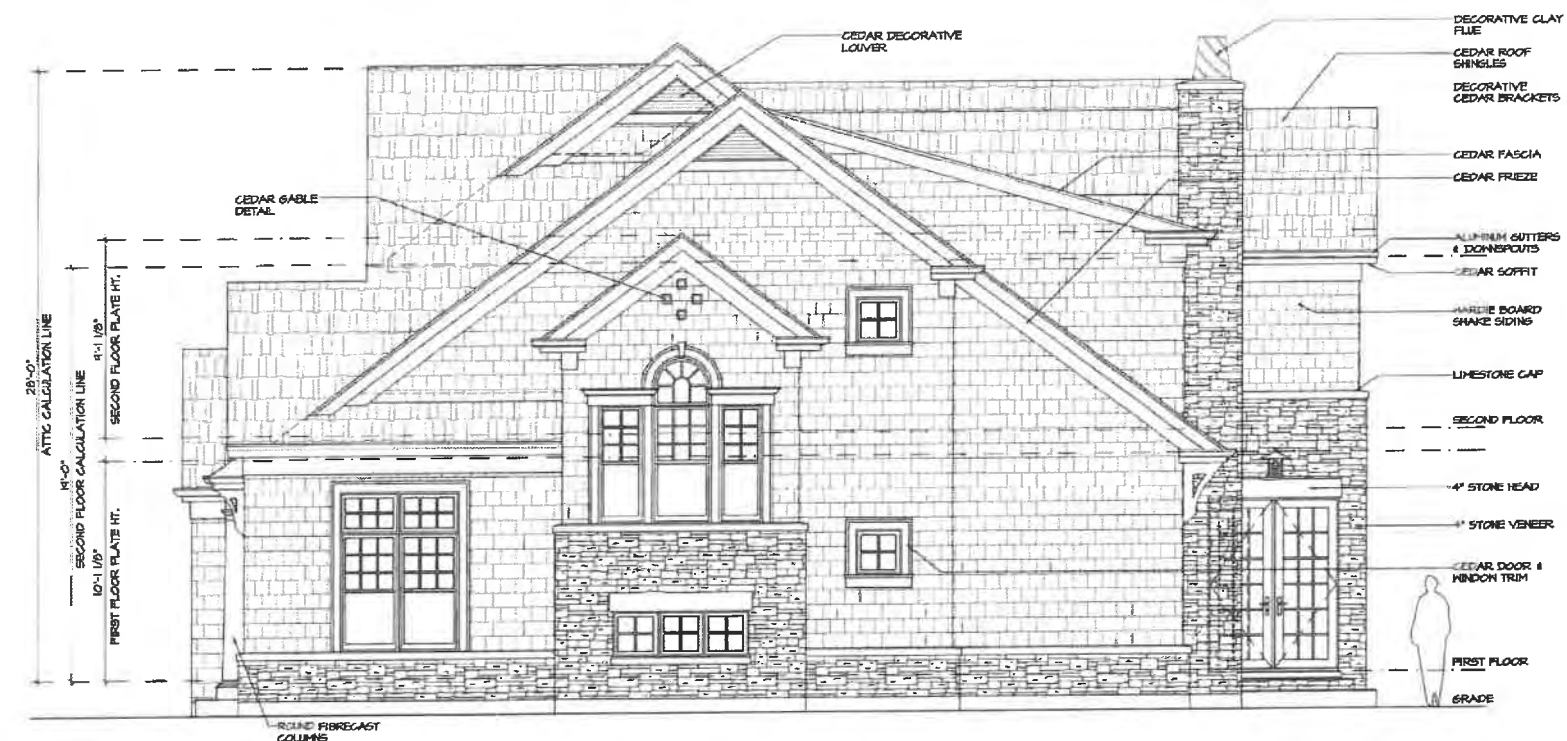


THE DREIFKE-FOLEY RESIDENCE
LOT 1 OAK KNOLL DR.
LAKE FOREST, ILLINOIS


March 25, 2022
RM
SWANSON
ARCHITECTS
11418 E. MISSION LN.
SCOTTSDALE, ARIZONA 85257-3775
info@rm-swanson.com

The Plans


PROPOSED SOUTH ELEVATION



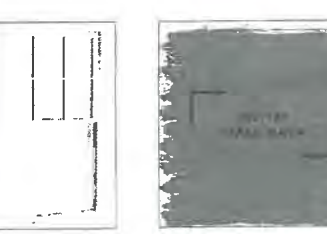
RIGHT SIDE ELEVATION



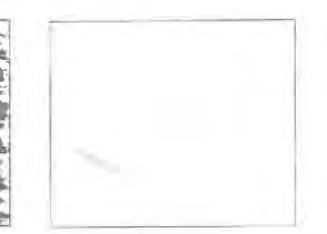
PROPOSED ROOF




PROPOSED STONE




PROPOSED WINDOW




PROPOSED SIDING COLOR




PROPOSED TRIM COLOR



PROPOSED FRONT DOOR COLOR



PROPOSED OVERHEAD GARAGE DOORS



PROPOSED SHUTTER COLOR

EXTERIOR WALL SCONCE COLOR

THE DREIFKE-FOLEY RESIDENCE
LOT 1 OAK KNOLL DR.
LAKE FOREST, ILLINOIS

March 25, 2022
RM
SWANSON
ARCHITECTS
11419 E MISSION LN.
SCOTTSDALE, AZ 85260
481.737.3975
info@swansonarch.com

GROUP EXHIBIT B

The Plans

COLOR RENDERING



GROUP EXHIBIT B

The Plans

PRELIMINARY LANDSCAPE PLAN

LANDSCAPE
DEVELOPMENT PLAN

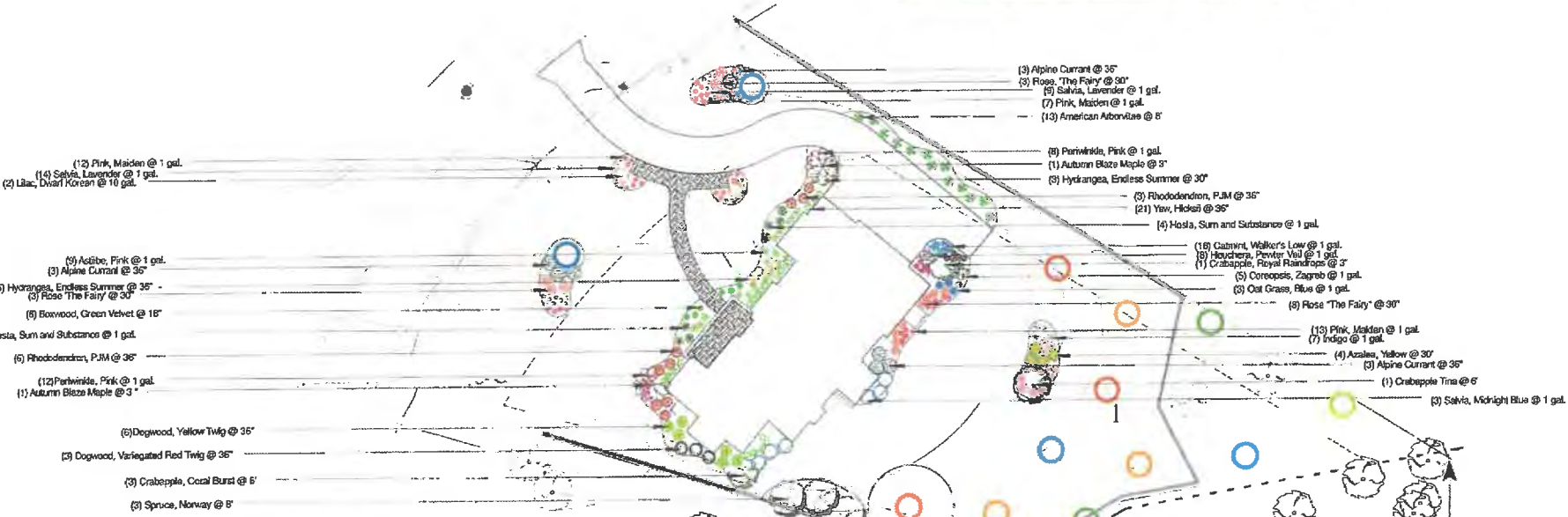
FIDELITY WES
RESIDENCE

475 OAK KNOLL DRIVE
LAKE FOREST, IL



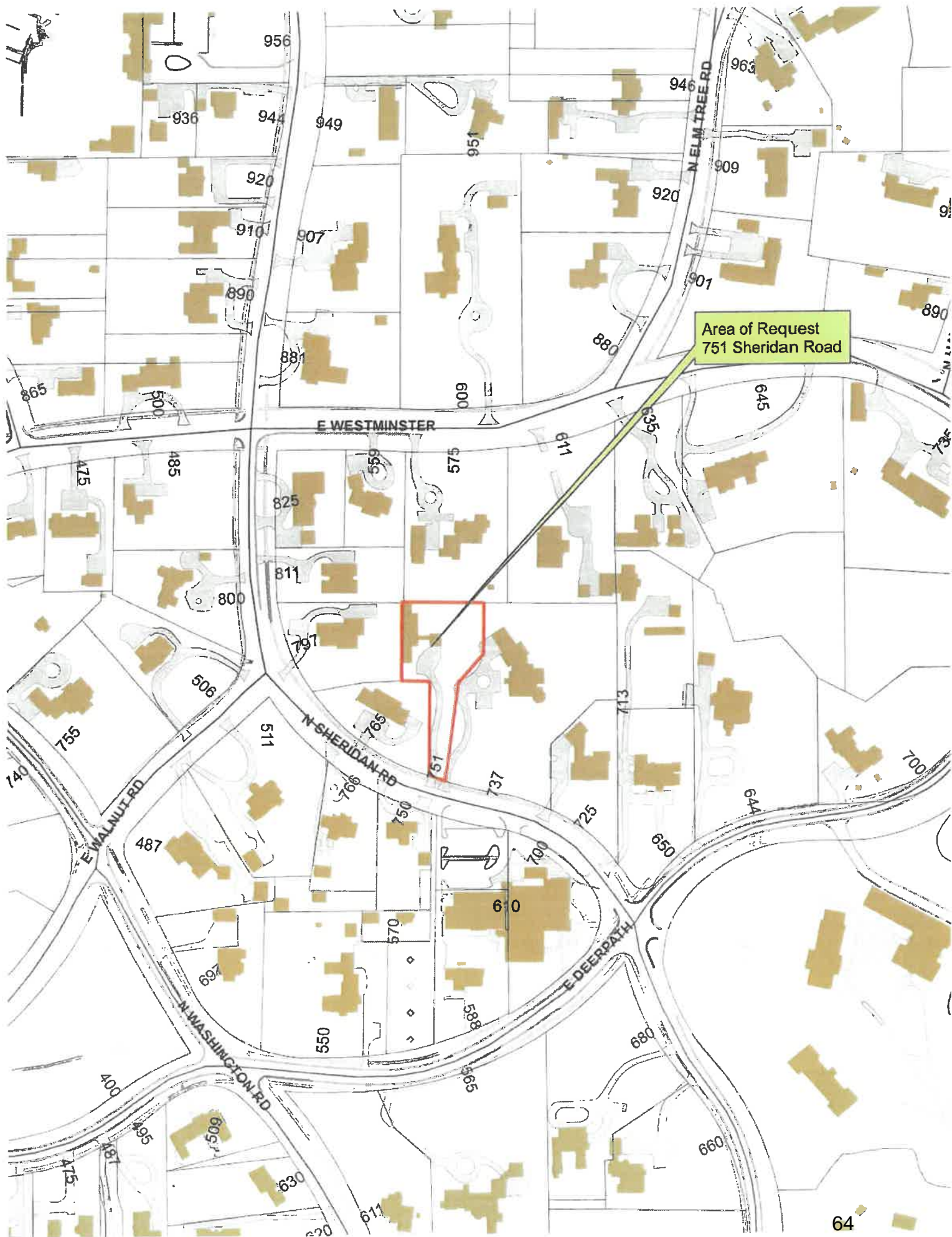
PROPOSED HARDSCAPE MATERIAL

UNILOCK BRISTOL VALLEY - STEEL MOUNTAIN
UNILOCK CÖPTHORNE - BASALT
UNILOCK BRUSSELS BLOCK - SANDSTONE



CONDITION:
1 - EXCELLENT
2 - GOOD
3 - FAIR
4 - POOR
5 - BAD
6 - DEAD

ID	Common Name	Size	Condition	Notes	Scientific Name	Tree #	Common Name	Size	Condition	Notes	Scientific Name	Tree #
101	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	101	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	101
102	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	102	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	102
103	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	103	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	103
104	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	104	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	104
105	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	105	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	105
106	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	106	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	106
107	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	107	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	107
108	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	108	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	108
109	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	109	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	109
110	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	110	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	110
111	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	111	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	111
112	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	112	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	112
113	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	113	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	113
114	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	114	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	114
115	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	115	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	115
116	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	116	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	116
117	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	117	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	117
118	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	118	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	118
119	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	119	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	119
120	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	120	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	120
121	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	121	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	121
122	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	122	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	122
123	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	123	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	123
124	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	124	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	124
125	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	125	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	125
126	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	126	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	126
127	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	127	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	127
128	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	128	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	128
129	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	129	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	129
130	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	130	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	130
131	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	131	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	131
132	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	132	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	132
133	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	133	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	133
134	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	134	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	134
135	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	135	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	135
136	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	136	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	136
137	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	137	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	137
138	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	138	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	138
139	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	139	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	139
140	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	140	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	140
141	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	141	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	141
142	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	142	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	142
143	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	143	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	143
144	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	144	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	144
145	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	145	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	145
146	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	146	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	146
147	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	147	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	147
148	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	148	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	148
149	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	149	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	149
150	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	150	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	150
151	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	151	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	151
152	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	152	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	152
153	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	153	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	153
154	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	154	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	154
155	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	155	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	155
156	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	156	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	156
157	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	157	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	157
158	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	158	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	158
159	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	159	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	159
160	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	160	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	160
161	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	161	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	161
162	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	162	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	162
163	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	163	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	163
164	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	164	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	164
165	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	165	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	165
166	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	166	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	166
167	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	167	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	167
168	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	168	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	168
169	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	169	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	169
170	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	170	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	170
171	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	171	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	171
172	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	172	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	172
173	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	173	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	173
174	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	174	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	174
175	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	175	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	175
176	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	176	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	176
177	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	177	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	177
178	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	178	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	178
179	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	179	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	179
180	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	180	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	180
181	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	181	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	181
182	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	182	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	182
183	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	183	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	183
184	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	184	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	184
185	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	185	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	185
186	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	186	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	186
187	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	187	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	187
188	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	188	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	188
189	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	189	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	189
190	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	190	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	190
191	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	191	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	191
192	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	192	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	192
193	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	193	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	193
194	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	194	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	194
195	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	195	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	195
196	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	196	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	196
197	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	197	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	197
198	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	198	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	198
199	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	199	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	199
200	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	200	White Oak	3"	Good	Small, dark green, smooth bark, small, dark green	Quercus alba	200



THE CITY OF LAKE FOREST

ORDINANCE NO. 2022-____

AN ORDINANCE GRANTING A VARIANCE FROM THE LOT-IN-DEPTH SETBACK REQUIREMENTS FOR PROPERTY LOCATED AT 751 N. SHERIDAN ROAD

WHEREAS, Tyson and Kathleen Brill ("**Owners**") are the owners of that certain real property commonly known as 751 N. Sheridan 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 a garage and pool house and make various alterations ("**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 159.082, 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 May 23, 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 setback variance will not alter the essential character of the neighborhood. The additions are generally in the footprints of the portions of existing structures that will be demolished.
2. The conditions upon which the variance is requested are generally unique to this property and not generally applicable to other properties in the same zoning district due to the fact that the structure was originally a coach house, an outbuilding to an estate residence, which today is adaptively reused as a single family residence and the fact that the coach house existed in its present location at the time of City Council approval of the subdivision that created the lot in the configuration that exists today.
3. The hardship in conforming to the lot-in-depth setback requirements results from the subdivision of the property, with the existing structures on it, which was approved by the City Council in 1950 and the

adoption of lot-in-depth Code provisions after the property was subdivided. The R-4 zoning district was applied to the property after the original structure was constructed and after the property was created through a subdivision approved by the City.

4. The variance will not impair light or ventilation to adjacent properties to any greater extent than exists today, increase congestion, endanger public safety, or diminish property values. The proposed additions are small, a single story in height and well screened from the neighboring properties. The proposed improvements will encourage investment in an historic property and make the property more livable for the current and future owners.

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 construction no closer than 4.5 feet to the west property line and no closer than 22.5 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 which detail the porch as an open, rather than an enclosed, element.
- F. Fees and Costs. The Owners shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the 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.

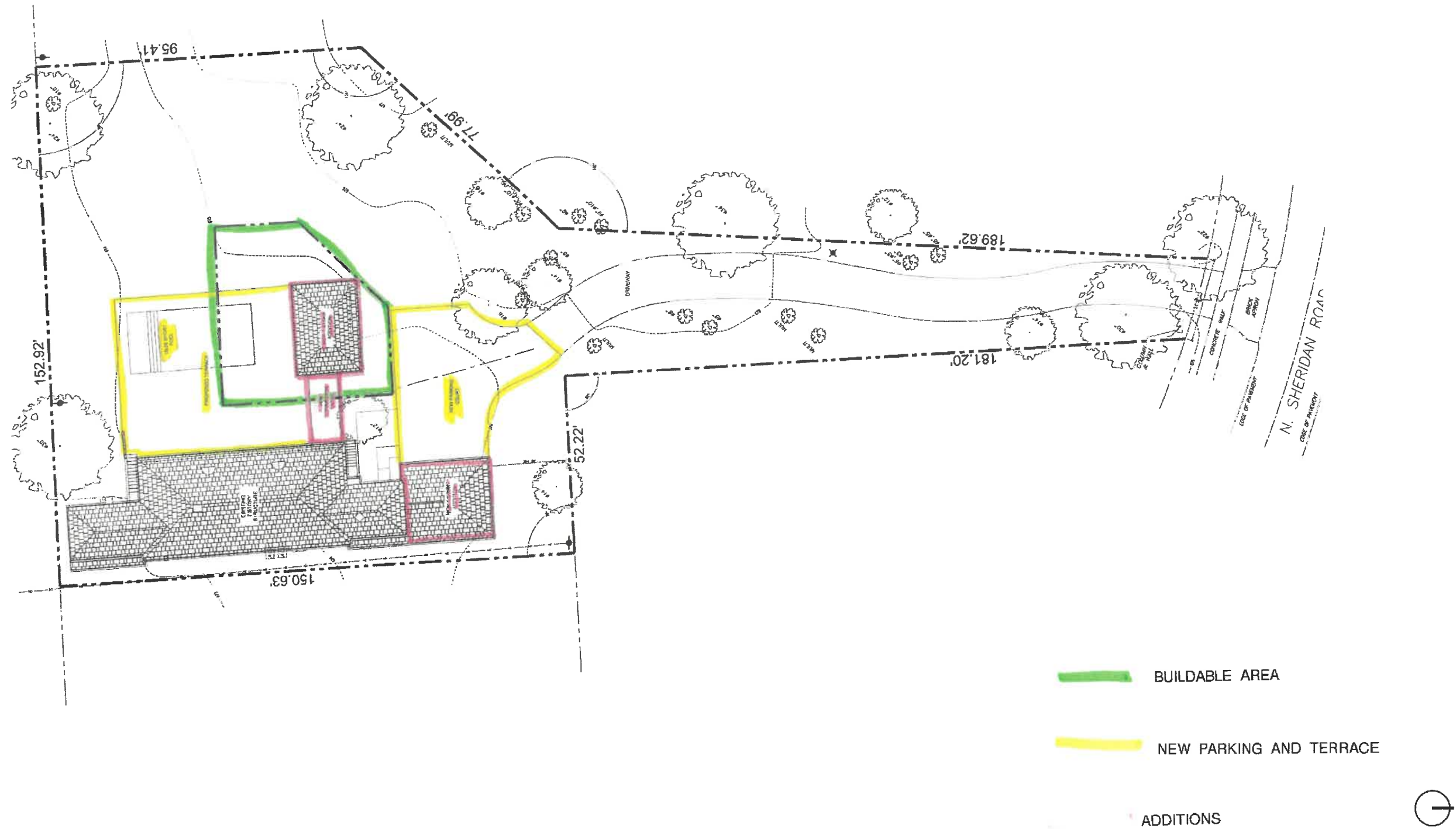
Mayor

ATTEST:

City Clerk

The Plans

PROPOSED SITE PLAN



751 SHERIDAN ROAD
ARCHITECTURAL SITE PLAN

NORTHWORKS
04.27.2021



THE CITY OF LAKE FOREST

ORDINANCE NO. 2022-__

AN ORDINANCE GRANTING A VARIANCE FROM THE SIDE YARD SETBACK FOR
PROPERTY LOCATED AT 671 TIMBER LANE

WHEREAS, John and Jenna Zilka ("**Owners**") are the owners of that certain real property commonly known as 671 Timber Lane, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

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

WHEREAS, the Owners desire to construct improvements, including a garage 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**") requesting approval of variances from Section 159.084, R-2, General Residence District, of the City of Lake Forest Code to allow construction of the Improvements, within the side yard setback and

WHEREAS, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on May 23, 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 addition partially within the side yard setback will not alter the essential character of the neighborhood. The proposed addition is generally in keeping with the massing and character of other homes in the Whispering Oaks neighborhood.
2. The conditions upon which the variance is requested are generally unique to this neighborhood and to this property and are not generally applicable to other properties in the same zoning district throughout the City. This house is sited within the side yard setback and the proposed addition maintains the same encroachment and only slightly expands upon the encroachment that exists today.
3. The existing residence is nonconforming because it was constructed prior to current zoning regulations. This condition necessitating the variance was not created by any current or former owner of the property but instead, results from a change to the zoning regulations after the home was built.

4. The variance will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values.

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 variance to allow the construction of the Improvements as fully depicted on the Plans; no closer than 9.75 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 which detail the porch as an open, rather than an enclosed, element.
- F. Fees and Costs. The Owners shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the 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.
- G. Other conditions. The improvements shall be substantially in conformance with the Board's deliberations. The front porch on the residence shall remain open as reflected on the plans presented in support of the variance request.

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

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

PASSED THIS __ DAY OF _____, 2022.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

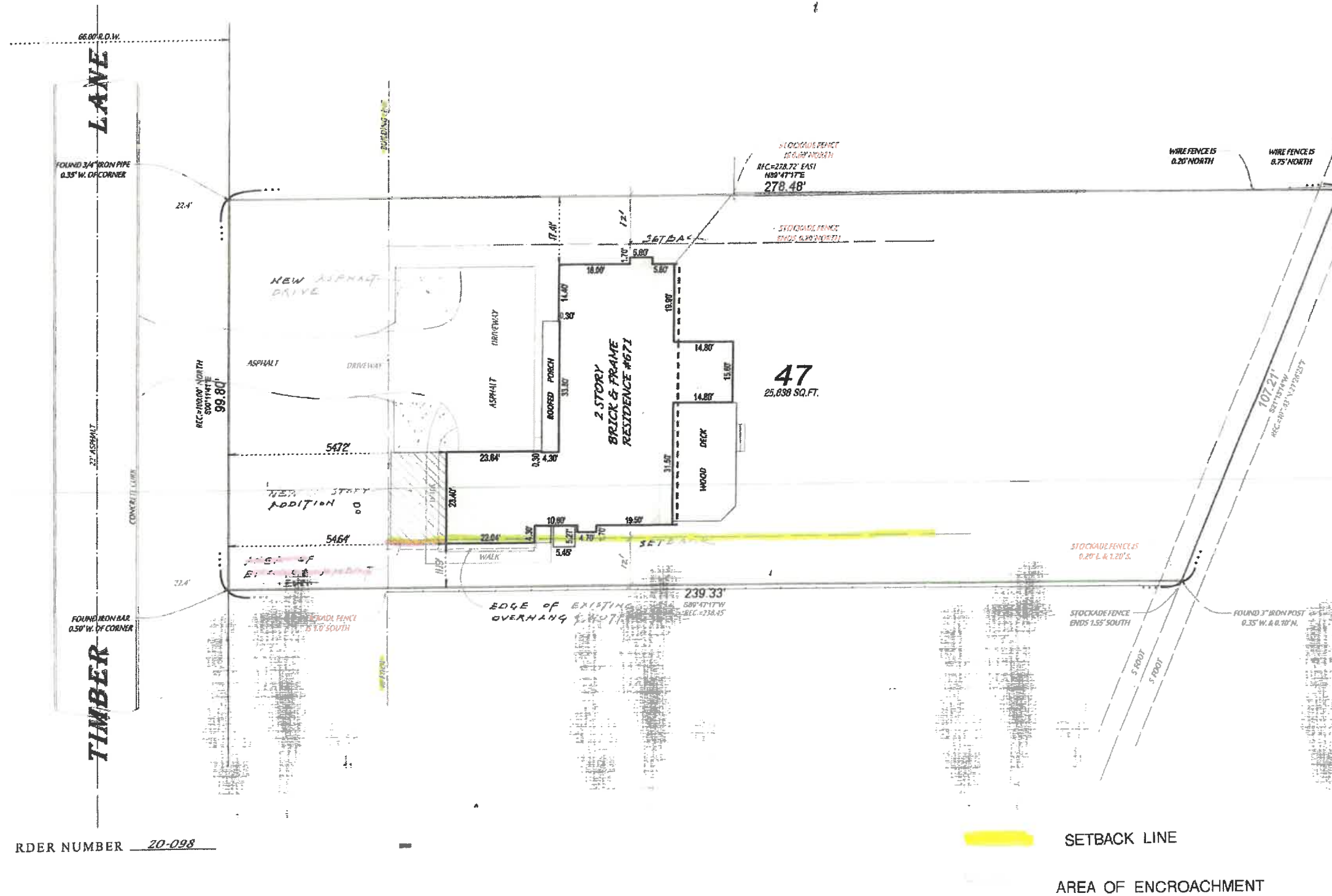
PASSED THIS __ DAY OF _____, 2022.

Mayor

ATTEST:

City Clerk

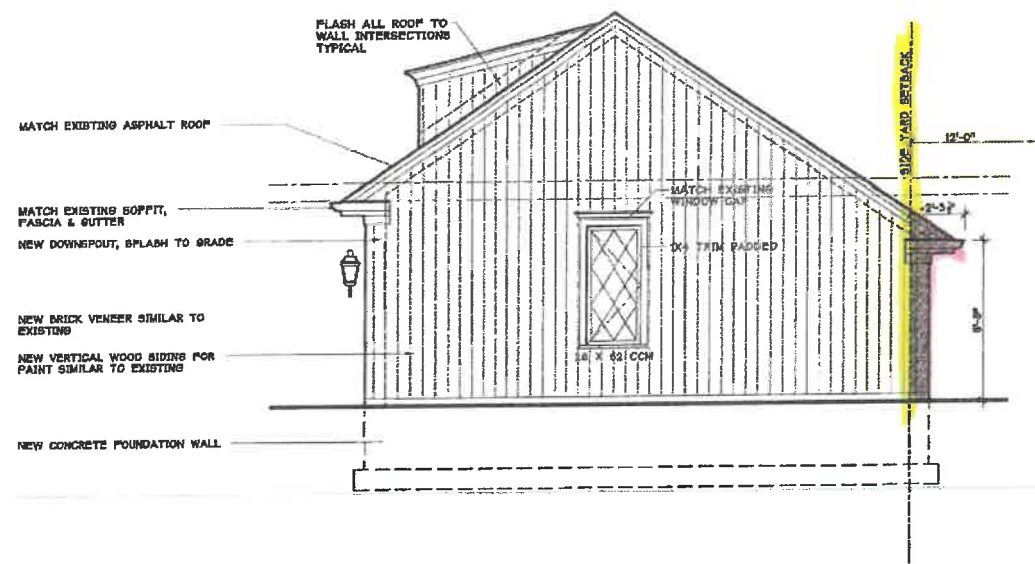
PROPOSED SITE PLAN



GROUP EXHIBIT B

The Plans

PROPOSED ELEVATIONS



2 WEST ELEVATION

SCALE 1/4" = 1'-0"

THE ZILKA RESIDENCE
671 TIMBER LANE LAKE FOREST



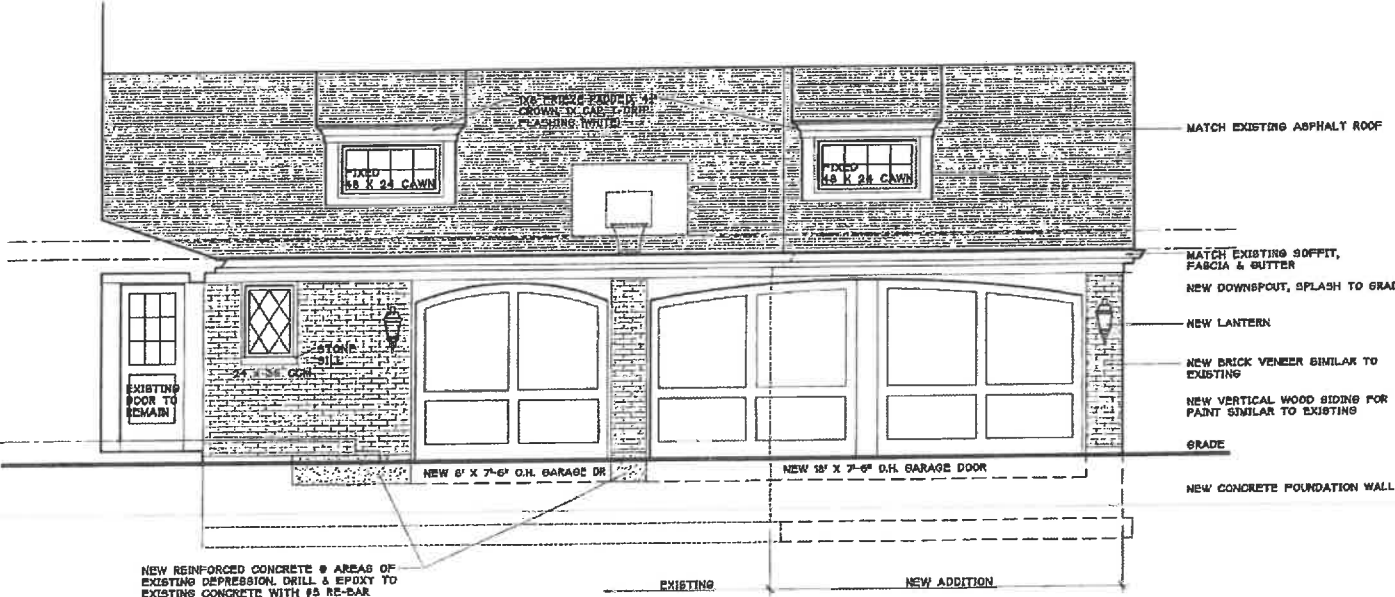
STREIB & HOFF
555 OAKWOOD LAKE FOREST

DATE: 4/14/22

AREA OF ENCROACHMENT

GROUP EXHIBIT B

The Plans



1 NORTH ELEVATION

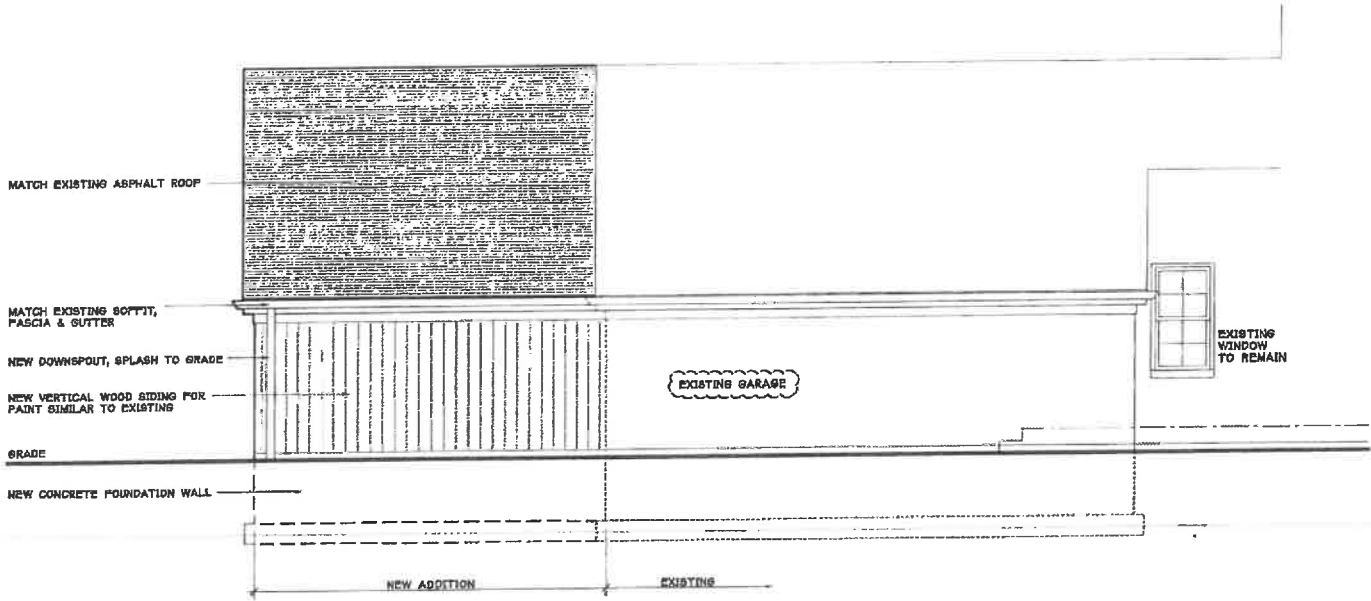
SCALE 1/4" = 1'-0"

THE ZILKA RESIDENCE
671 TIMBER LANE LAKE FOREST

STREIGHTIFF
555 OAKWOOD LAKE FOREST
DATE: 4/14/22

GROUP EXHIBIT B

The Plans

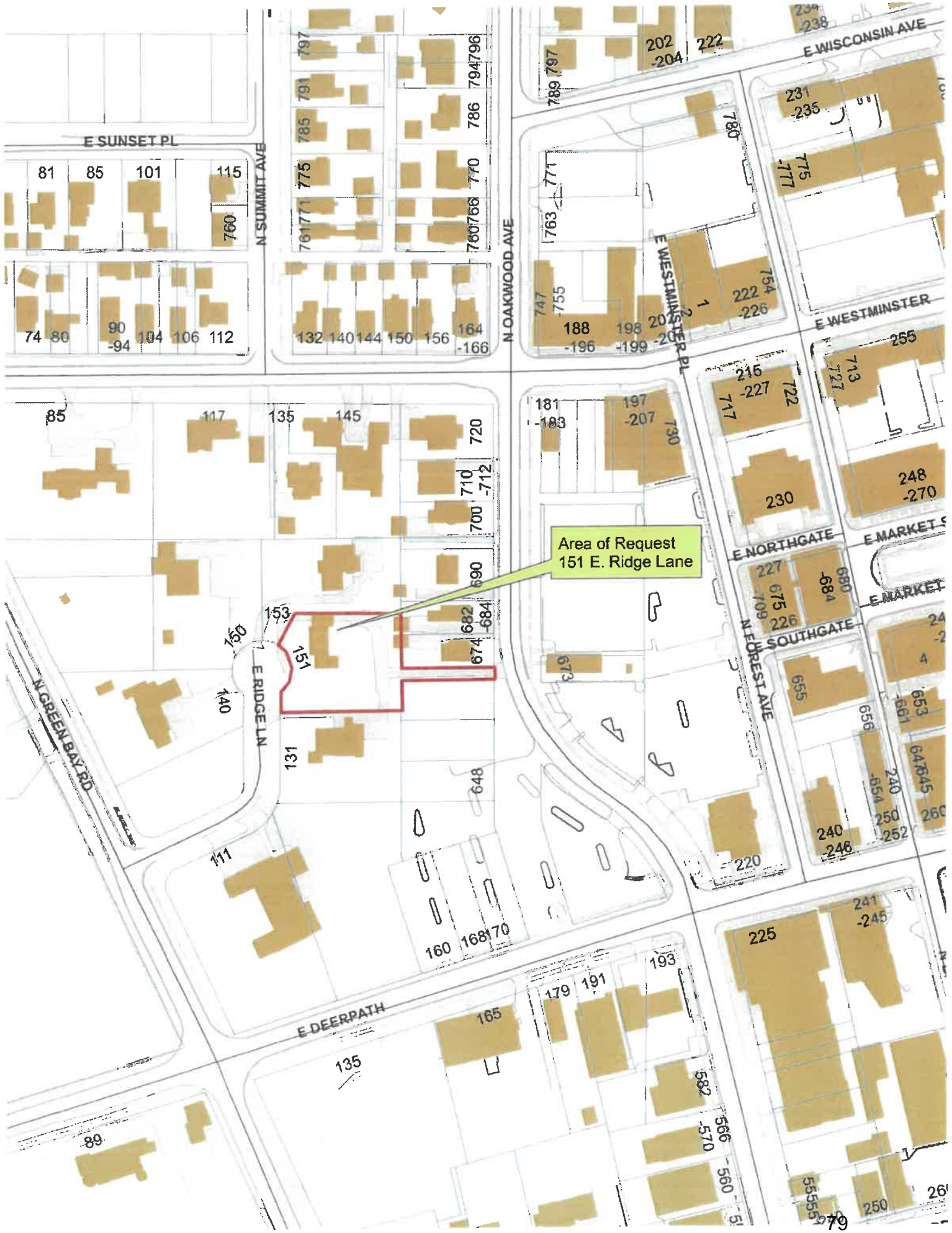


3 SOUTH ELEVATION

SCALE 1/4" = 1'-0"

THE ZILKA RESIDENCE
671 TIMBER LANE LAKE FOREST

STREIGHT
555 OAKWOOD LAKE FOREST
DATE: 4/14/22



THE CITY OF LAKE FOREST

ORDINANCE NO. 2022-____

AN ORDINANCE GRANTING A VARIANCE FROM THE SIDE YARD SETBACK FOR
PROPERTY LOCATED AT 151 RIDGE LANE

WHEREAS, Scott and Julia Carter ("**Owners**") are the owners of that certain real property commonly known as 151 Ridge Lane, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

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

WHEREAS, the Owners desire to construct improvements, including a mudroom 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**") requesting approval of a variance from Section 159.084, R-2, General Residence District, of the City of Lake Forest Code to allow construction of the Improvements, within the side yard setback and

WHEREAS, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on May 23, 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 setback variance will not alter the essential character of the neighborhood. The single story mudroom addition is compatible with the existing residence and surrounding neighborhood.
2. The conditions upon which the variance is requested, including the original siting of the house and the adoption of the zoning regulations since the house was constructed, are generally unique to this neighborhood and to this property, and are not generally applicable to other properties in the same zoning district throughout the City.
3. The existing structure does not conform to the current setback requirements. The hardship in conforming to the required setback is a result of the original construction of the structure prior to adoption of the current setback regulations.
4. The variance and the resulting mudroom addition will not impair light or ventilation to adjacent properties, increase congestion, endanger public

safety, or diminish property values. The proposed addition is intended to upgrade the residence and property and improve upon the aesthetics and functionality.

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 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 variance to allow the construction of the Improvements as fully depicted on the Plans; no closer than 3 feet 10 inches to the north property line.

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

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

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

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

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

PASSED THIS __ DAY OF _____, 2022.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2022.

Mayor

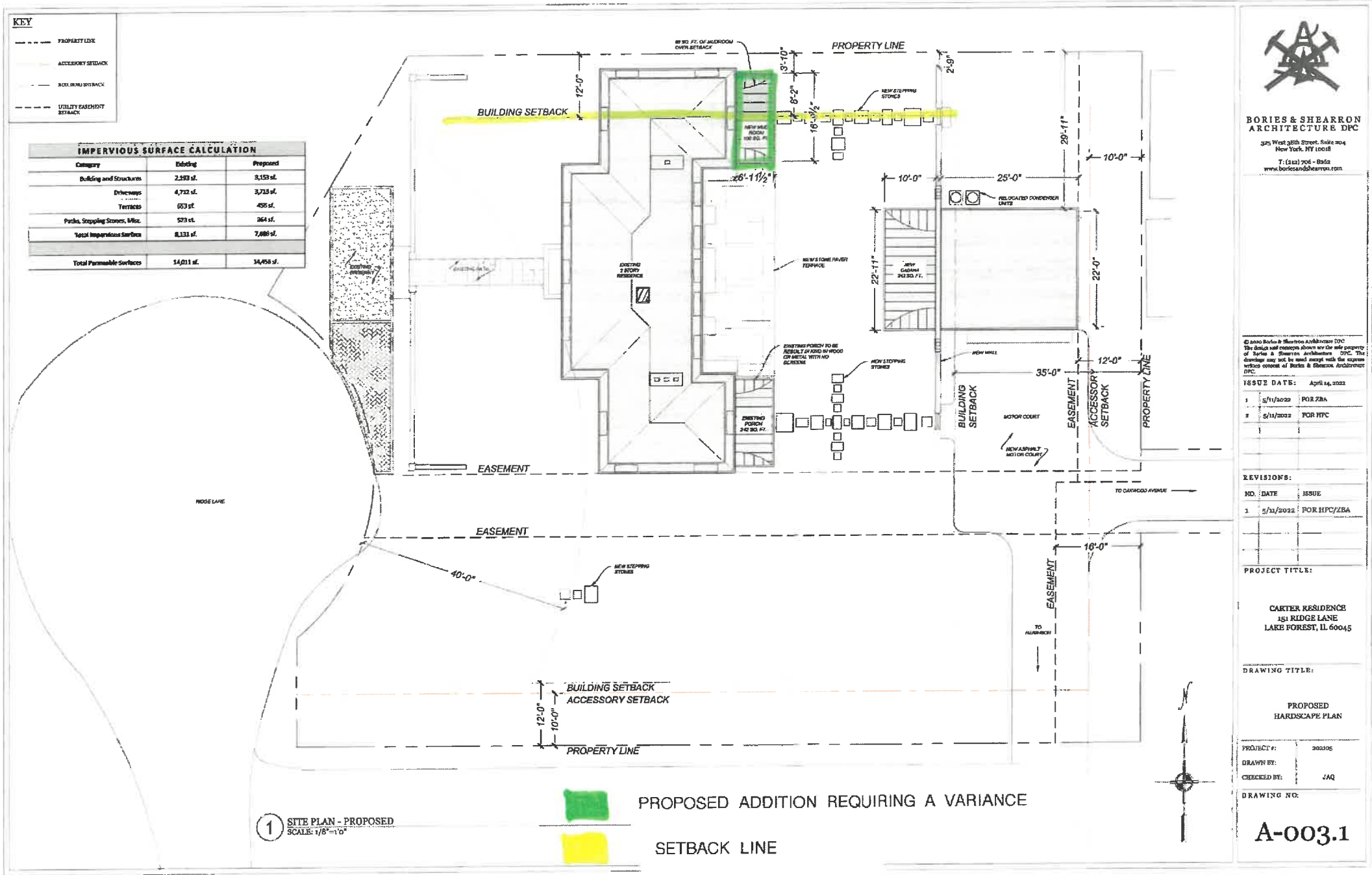
ATTEST:

City Clerk

GROUP EXHIBIT B

The Plans

PROPOSED SITE PLAN



GROUP EXHIBIT B

The Plans

PROPOSED ELEVATIONS



GROUP EXHIBIT B

The Plans

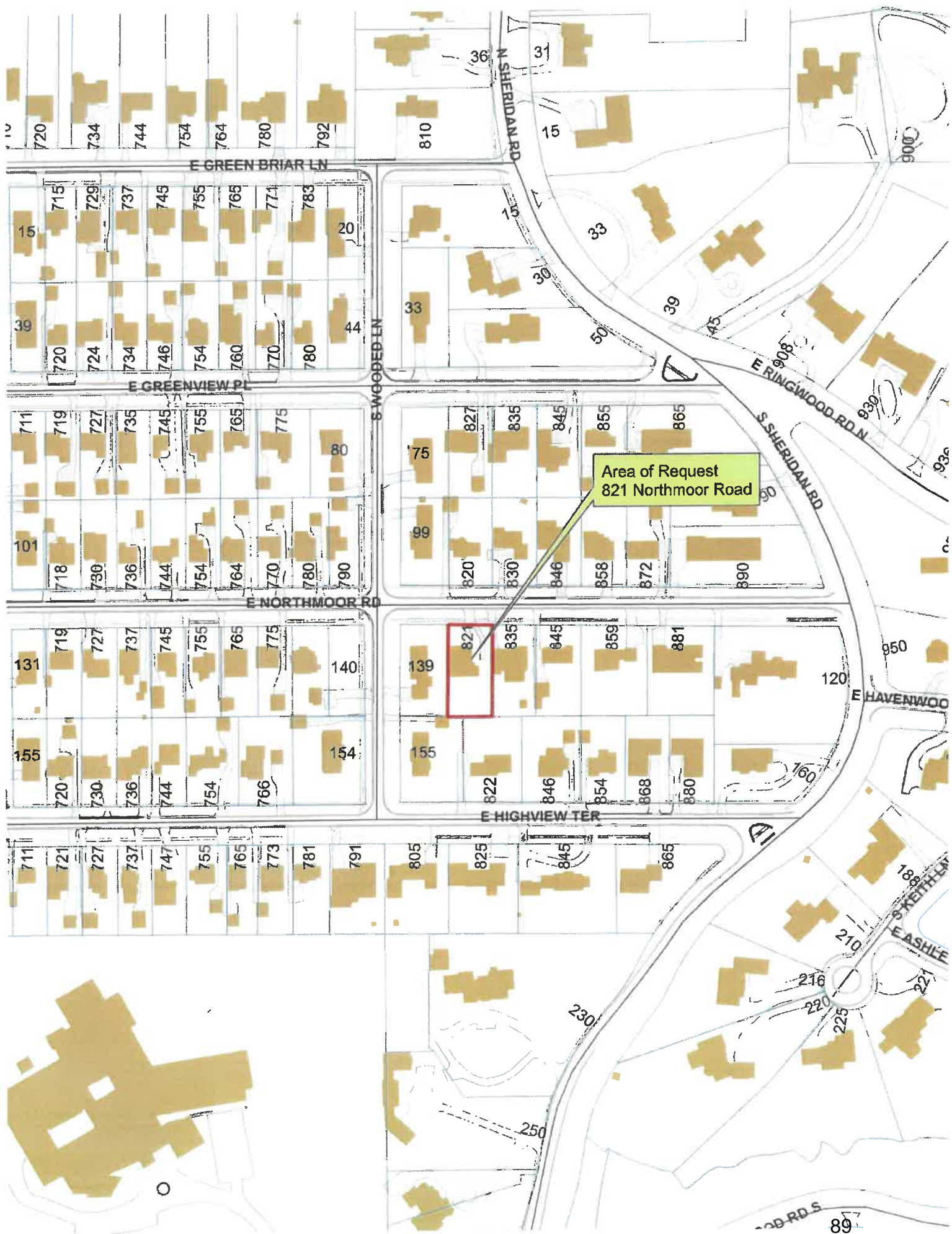


GROUP EXHIBIT B

The Plans



The Plans



THE CITY OF LAKE FOREST

ORDINANCE NO. 2022-__

AN ORDINANCE GRANTING A VARIANCE FROM THE FRONT YARD SETBACK FOR
PROPERTY LOCATED AT 821 NORTHMOOR ROAD

WHEREAS, Black House 821 Northmoor LLC (Patrick Shaver 100%) ("**Owner**") is the owner of that certain real property commonly known as 821 Northmoor 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 Owner desires to construct an addition and expand the driveway within the front yard setback ("**Improvements**") as depicted on the site plans attached hereto as **Group Exhibit B** ("**Plans**"); and

WHEREAS, the Owner submitted an application ("**Application**") for a variance from Section 159.084, R-1, Single Family Residence District, of the City of Lake Forest Code to allow construction of the Improvements, within the corner side yard 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 variance from the front yard setback will not alter the essential character of the neighborhood. The addition and alterations to the existing house and site plan are generally compatible with the existing residence and surrounding neighborhood.
2. The conditions upon which the variance is requested, including the original siting of the house and the adoption of the zoning regulations after the property was created through a subdivision in 1922, and after the house was constructed, are generally unique to this neighborhood and to this property and are not generally applicable to other properties in the same zoning district throughout the City.
3. The existing residence does not conform to the current 40-foot front yard setback requirement. The hardship in conforming to the required setback is a result of the original construction of the residence prior to adoption of the current setback regulations.

4. The variance and the resulting modifications will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. The proposed modifications are intended to upgrade the home.

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

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

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

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

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

SECTION THREE: Zoning Setback Variance Granted. Based on the findings presented above, the City Council does hereby grant approval of the requested variance to allow construction of an addition no closer than 36 feet to the front property line and expansion of the driveway within the front yard setback to a width not to exceed 20 feet.

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

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

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

- B. Compliance with Laws. Chapters , 150, regarding building and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Tree Preservation. The Owner will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Staging, Parking and Storage. Prior to the issuance of building permits, a plan for staging and storage of construction and demolition materials and a plan for parking construction vehicles shall be submitted and will be subject to City review and approval.
- E. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans which detail the porch as an open, rather than an enclosed, element.
- F. Fees and Costs. The Owner shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owner shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

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

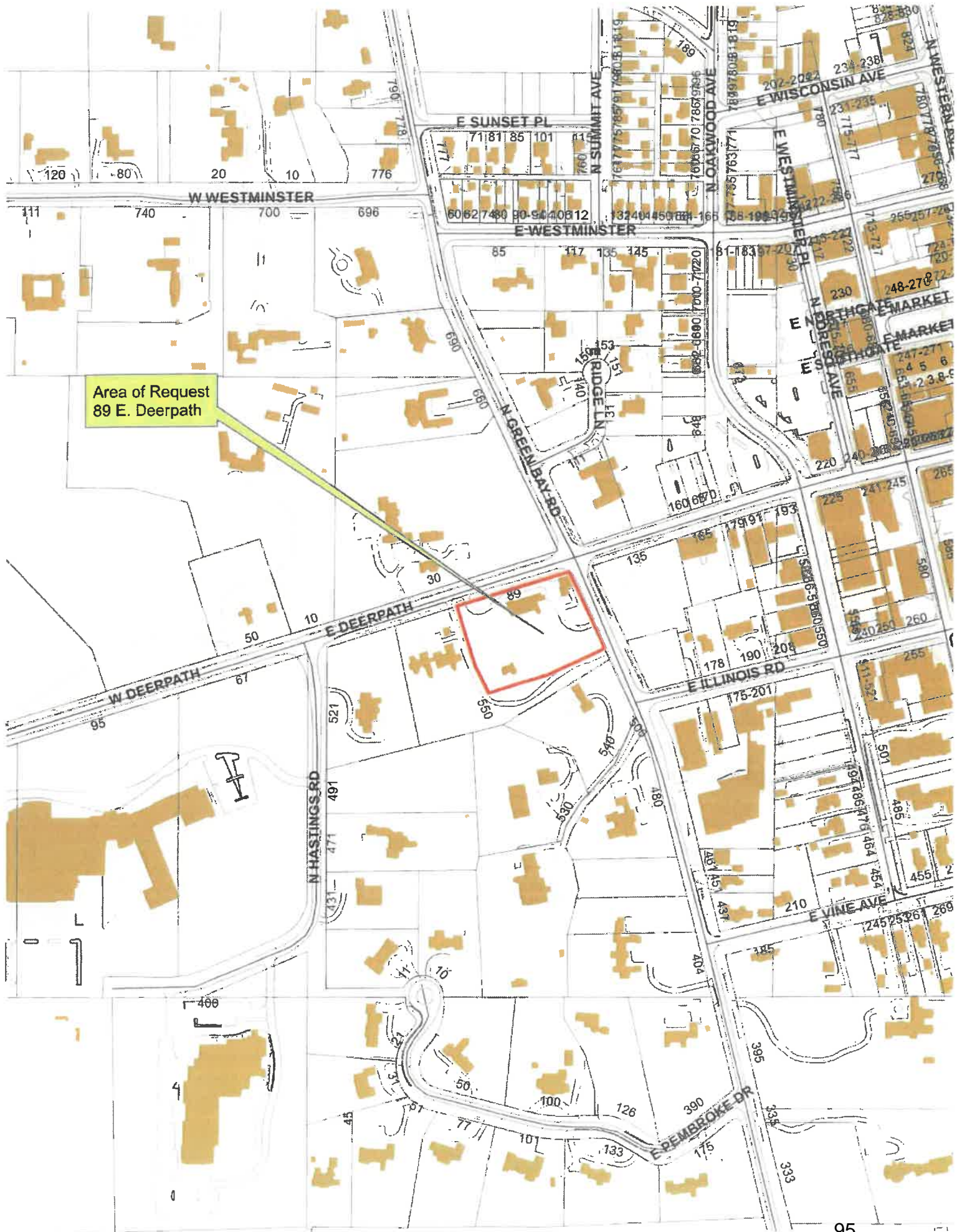
ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2022.

Mayor

ATTEST:

City Clerk



THE CITY OF LAKE FOREST

ORDINANCE NO. 2022 - ____

AN ORDINANCE GRANTING A FLOOR AREA EXCEPTION FOR
THE PROPERTY LOCATED AT 89 E. Deerpath

WHEREAS, Nate and Lauren Kelly ("**Owners**") are the owners of that certain real property commonly known as 89 E. Deerpath, 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-4, Single Family Residence Zoning District; and

WHEREAS, the Owners desire to convert a screen porch to a sunroom and make other alterations ("**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 May 25, 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-4 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 11,776 square feet, 31.7% 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 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 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.

ATTEST:

Mayor

City Clerk

The Plans



GROUP EXHIBIT B

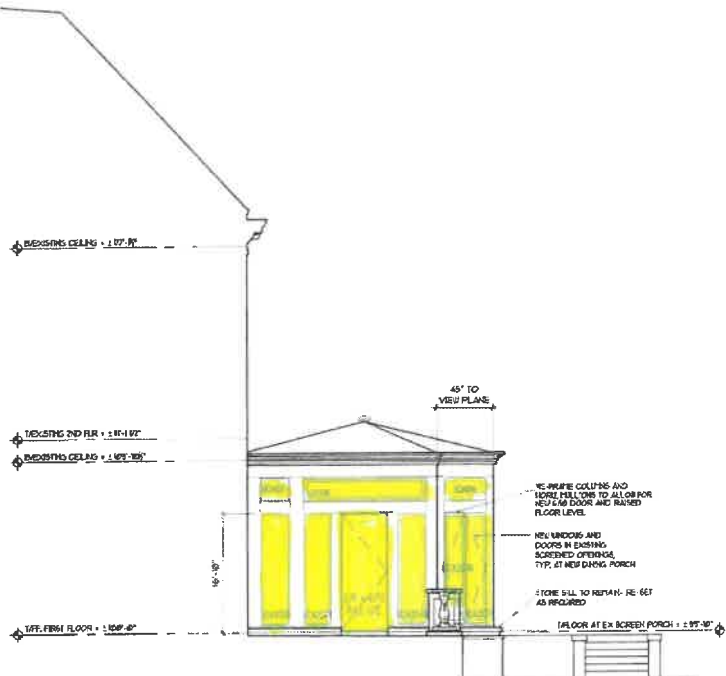
The Plans

PARTIAL EXISTING & PROPOSED WEST ELEVATIONS AT SCREEN PORCH

(MAIN HOUSE)



PARTIAL MAIN HOUSE AT EX SCREEN PORCH
EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



PARTIAL MAIN HOUSE AT EX SCREEN PORCH
WEST ELEVATION
SCALE: 1/4" = 1'-0"

McCormack + Eiten / Architects TM, LLP
400 Park Avenue
Lake Oswego, OR 97037
PH (503) 246-6000
FAX (503) 246-6002
info@mccormackeiten.com
www.mccormackeiten.com

ALTERATIONS TO THE
NATE & LAUREN KELLY RESIDENCE - BAGATELLE
89 DEERPATH RD
LAKE FOREST, IL 60045

PROJECT NO.
2130

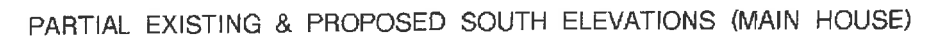
REVISIONS

<input checked="" type="checkbox"/> PRELIMINARY
<input type="checkbox"/> REVISION
<input type="checkbox"/> PERMIT
<input type="checkbox"/> CONSTRUCTION

DATE
5-6-2022

SHEET
A-3

The Plans



MAIN HOUSE
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MAIN HOUSE
SOUTH ELEVATION
SCALE 1/4" = 1'-0"

McCormack + Eitten / ArchitectsTM, LLP
400 Broad Street
Lake Geneva, WI 53147
Ph (262) 248-6391
contact@mccormackeitten.com
Fax (262) 248-6392
www.mccormackeitten.com



ALTERATIONS TO THE
NATE & LAUREN KELLY RESIDENCE - BAGATELLE
89 DEERPATH RD
LAKE FOREST, IL 60045

PROJECT NO.
2130

NEVISIONS

- ☒ PRELIMINARY
- ☐ BID/APPROVAL
- ☐ PERMIT
- ☐ CONSTRUCTION

DATE
5-6-2022

SHEET

A-4

OF _____

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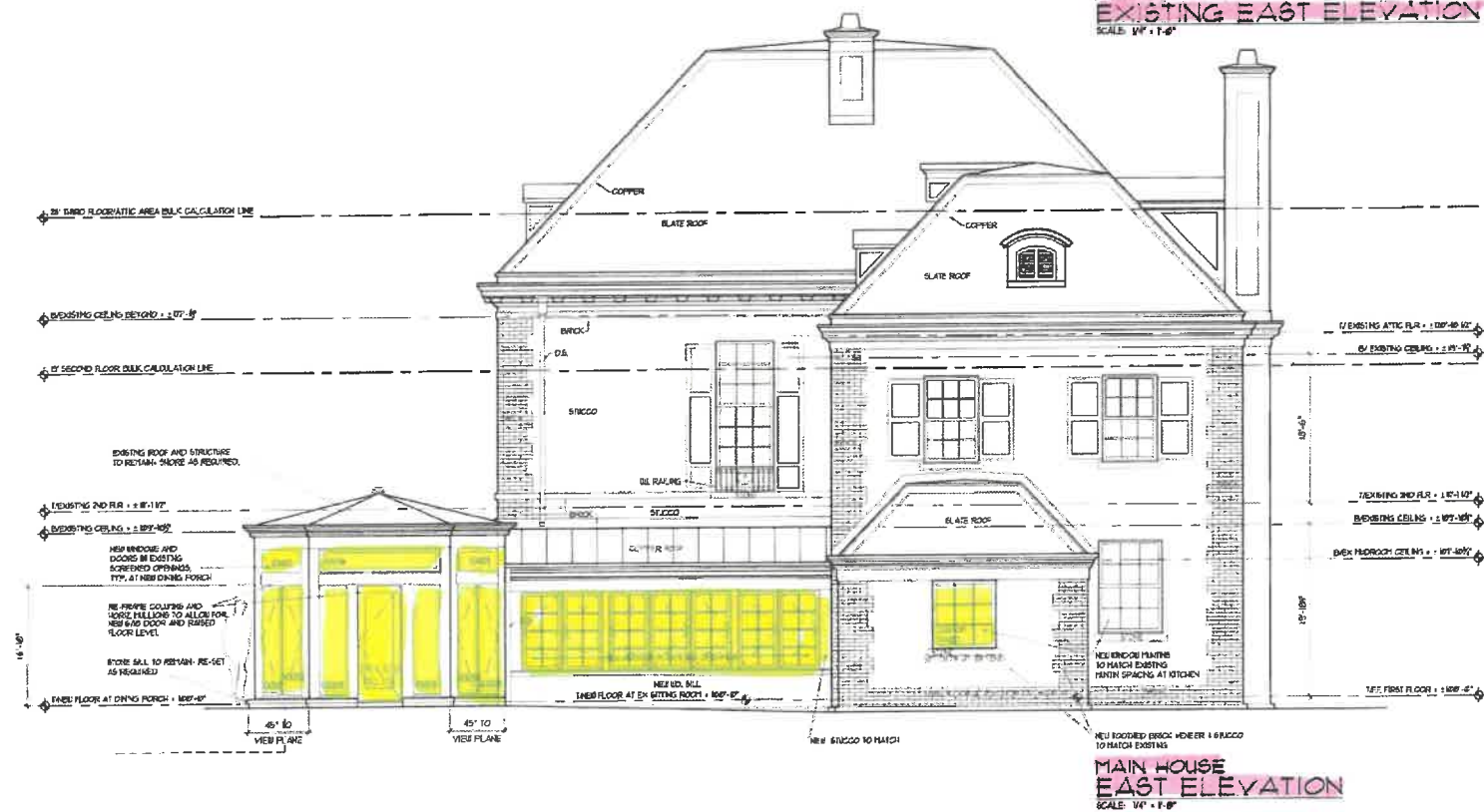
GROUP EXHIBIT B

The Plans

EXISTING & PROPOSED EAST ELEVATIONS (MAIN HOUSE)



MAIN HOUSE
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



MAIN HOUSE
EAST ELEVATION
SCALE: 1/4" = 1'-0"

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ALTERATIONS TO THE
NATE & LAUREN KELLY RESIDENCE - BAGATELLE
893 DEERPATH RD
LAKE FOREST, IL 60045

PROJECT NO.
2150

REVISIONS

☒ PRELIMINARY
☐ OWNER APPROVAL
☐ PERMIT
☐ CONSULTING

DATE
5-5-2022

SHEET

A-5

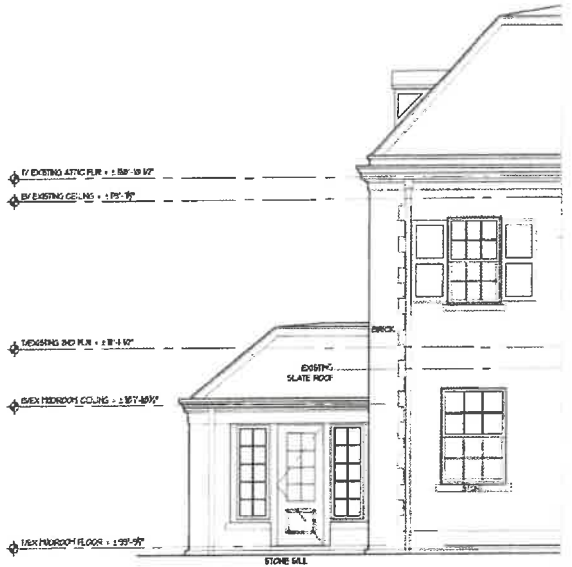
OF

© McCormack + Eiten / Architects, LLP

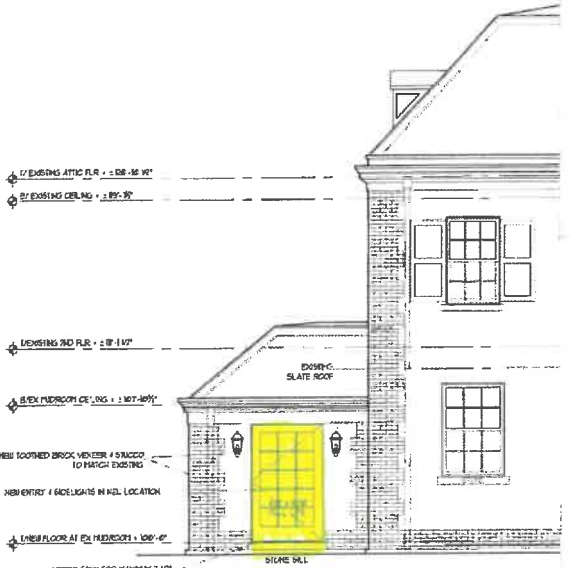
GROUP EXHIBIT B

The Plans

PARTIAL EXISTING & PROPOSED NORTH ELEVATIONS (MAIN HOUSE)



MAIN HOUSE
EXISTING PARTIAL NORTH ELEVATION
SCALE: 1/4" = 1'-0"



MAIN HOUSE
PARTIAL NORTH ELEVATION
SCALE: 1/4" = 1'-0"

McCormack + Eiten / Architects TM, LLP
400 Broad Street
Lake Geneva, NJ 03447
Ph: (202) 248-8381 Fax: (202) 248-8382
www.mccormackeiten.com
contact@mccormackeiten.com



ALTERATIONS TO THE
NATE & LAUREN KELLY RESIDENCE - BAGATELLE
89 DEERPATH RD.
LAKE FOREST, IL 60045

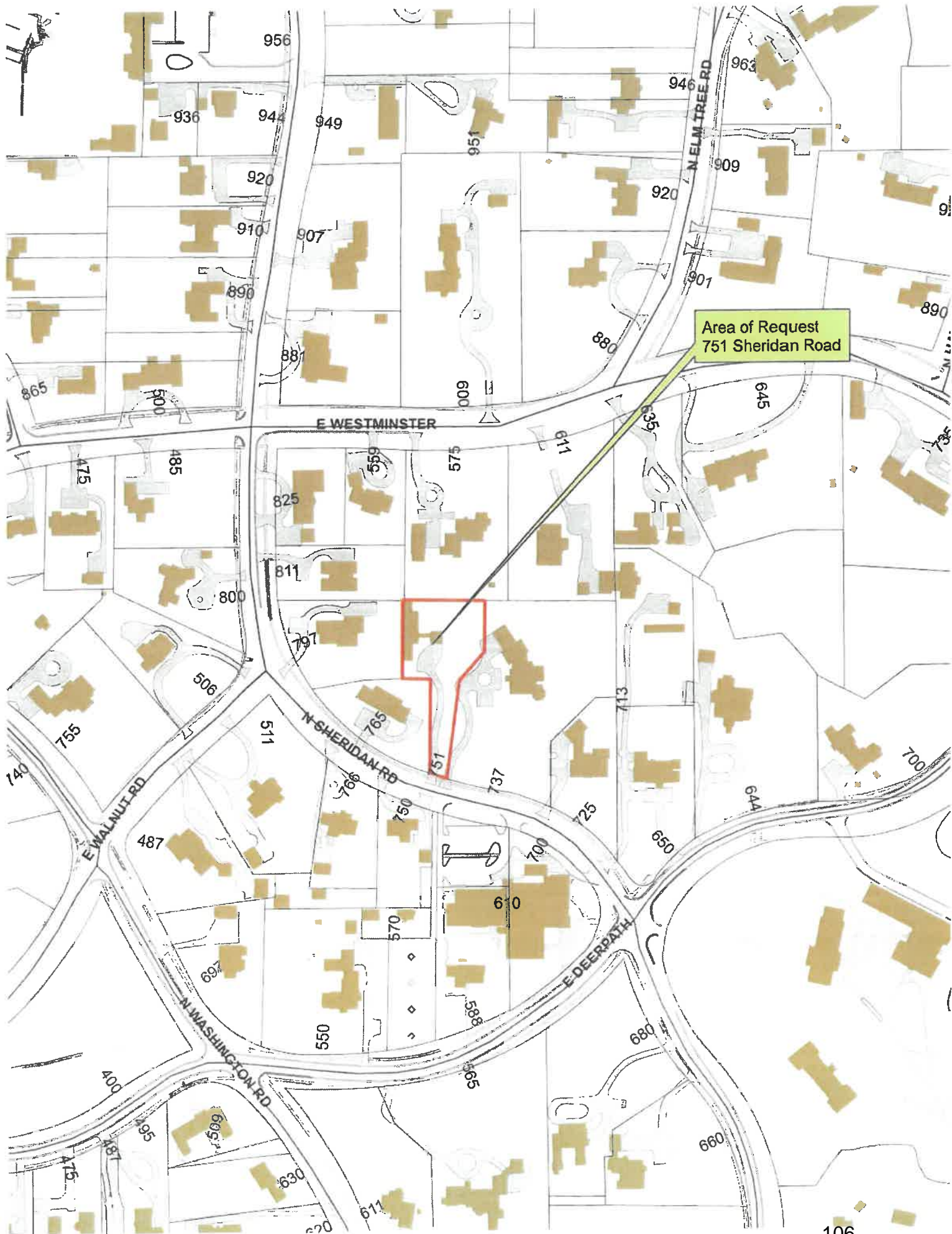
PROJECT NO.
2130

KEYS/NOTES

☒ PRELIMINARY
☐ DISAPPROVAL
☐ PERMIT
☐ CONSTRUCTION

DATE
5-6-2022

SHEET
A-6



THE CITY OF LAKE FOREST

ORDINANCE NO. 2022 - ____

AN ORDINANCE GRANTING A FLOOR AREA EXCEPTION FOR
THE PROPERTY LOCATED AT 751 N. SHERIDAN ROAD

WHEREAS, Tyson and Kathleen Brill ("**Owners**") are the owners of that certain real property commonly known as 751 N. Sheridan Road, 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-4, Single Family Residence Zoning District; and

WHEREAS, the Owners desire to construct improvements including a garage and pool house and make various alterations ("**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 April 27, 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-4 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 5,266 square feet, 29.5% 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 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 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



- BUILDABLE AREA
- NEW PARKING AND TERRACE
- ADDITIONS

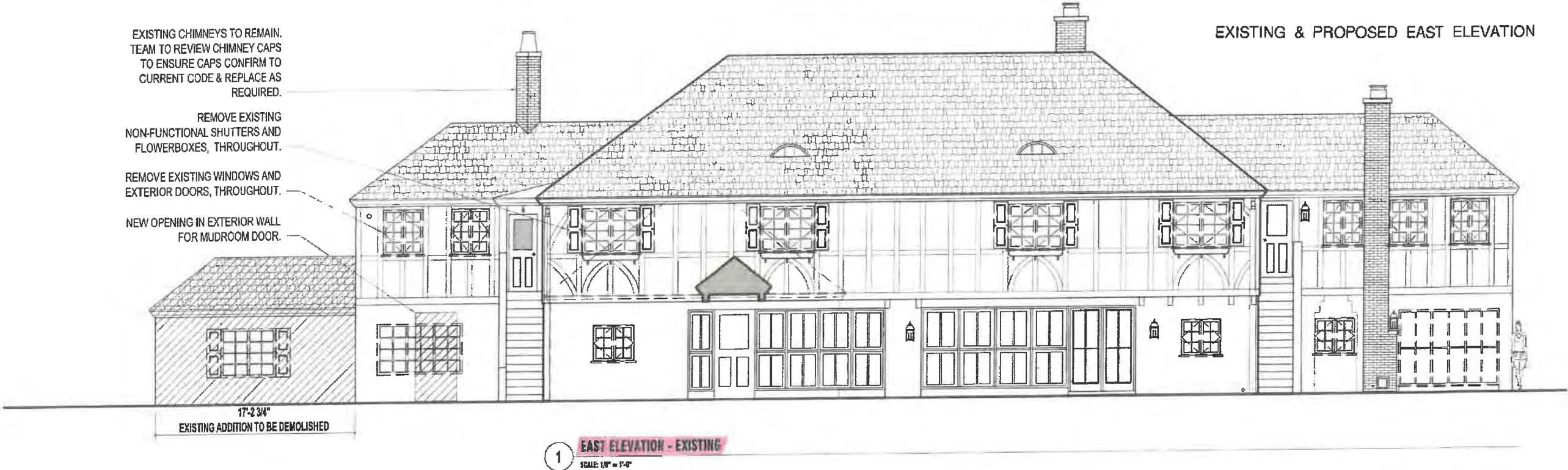


751 SHERIDAN ROAD
ARCHITECTURAL SITE PLAN

NORTHWORKS
04.27.2021

GROUP EXHIBIT B

The Plans



751 SHERIDAN ROAD
PROPOSED EXTERIOR ELEVATIONS: SOUTH & WEST

NORTHWORKS
04.27.2021

The Plans

EXISTING & PROPOSED SOUTH ELEVATION

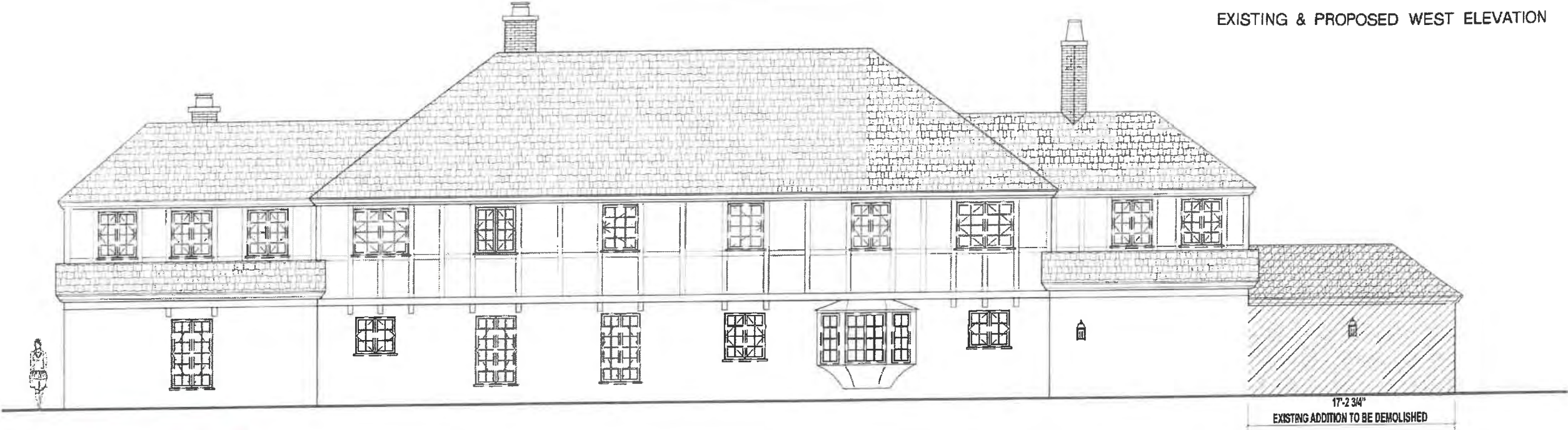


751 SHERIDAN ROAD
SOUTH ELEVATION - EXISTING AND PROPOSED

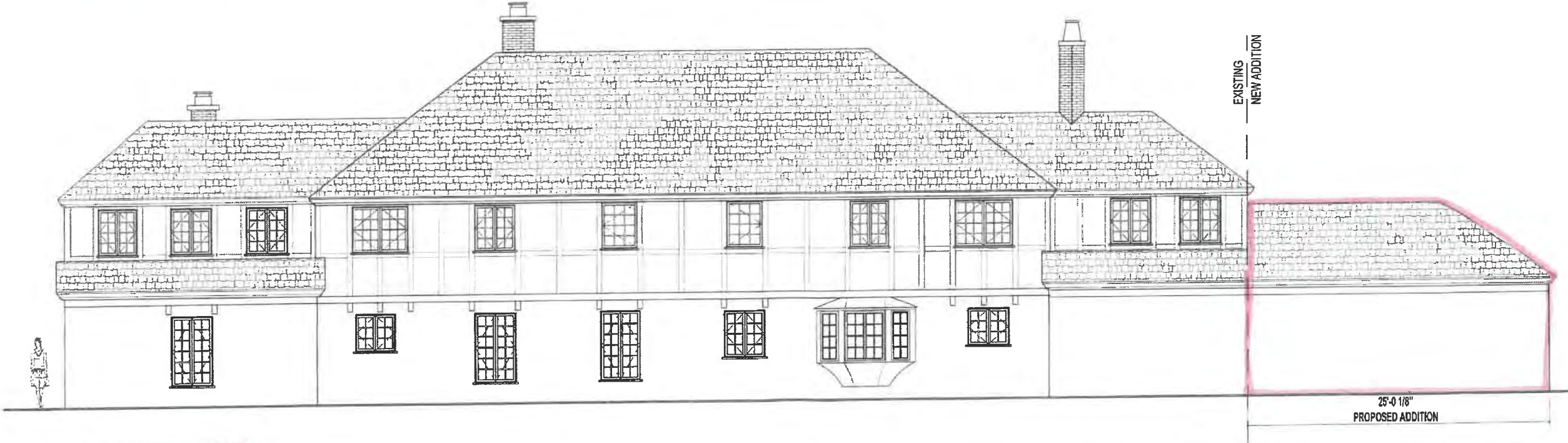
NORTHWORKS
04.27.2021

The Plans

EXISTING & PROPOSED WEST ELEVATION



1 WEST ELEVATION - EXISTING
SCALE: 3/16" = 1'-0"



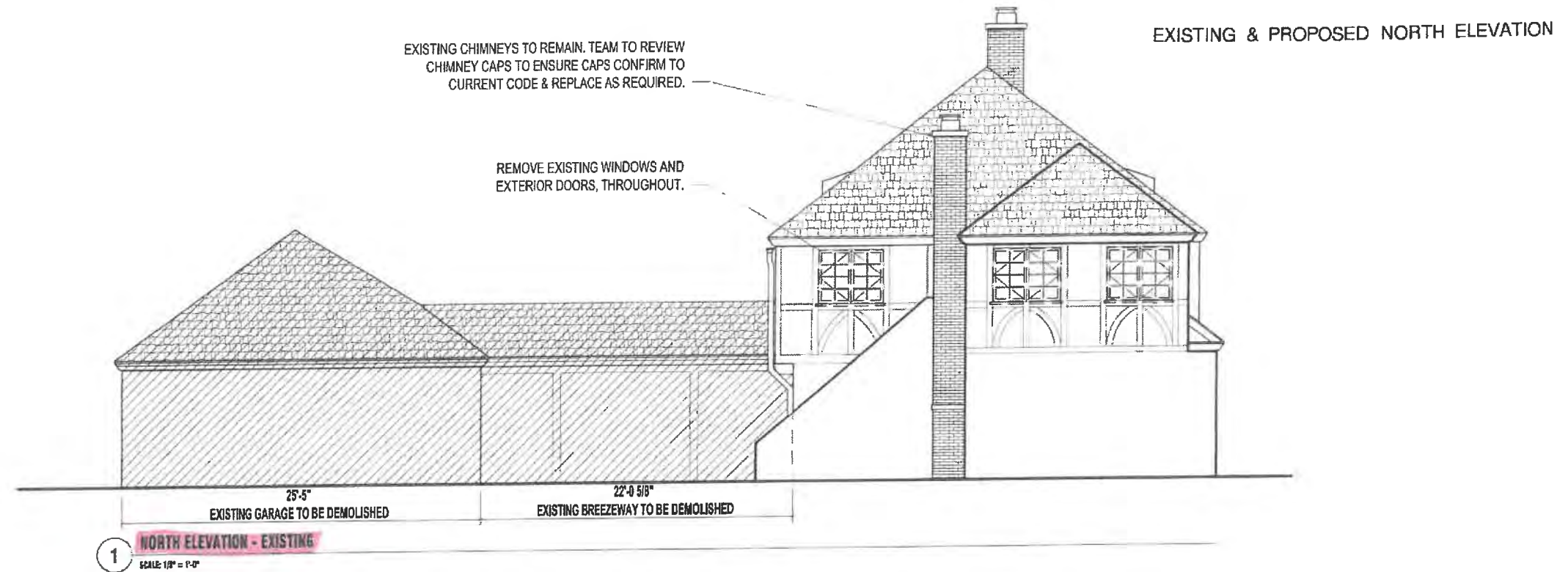
2 WEST ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

751 SHERIDAN ROAD
PROPOSED EXTERIOR ELEVATIONS: SOUTH & WEST

NORTHWORKS
04.27.2021

GROUP EXHIBIT B

The Plans



751 SHERIDAN ROAD

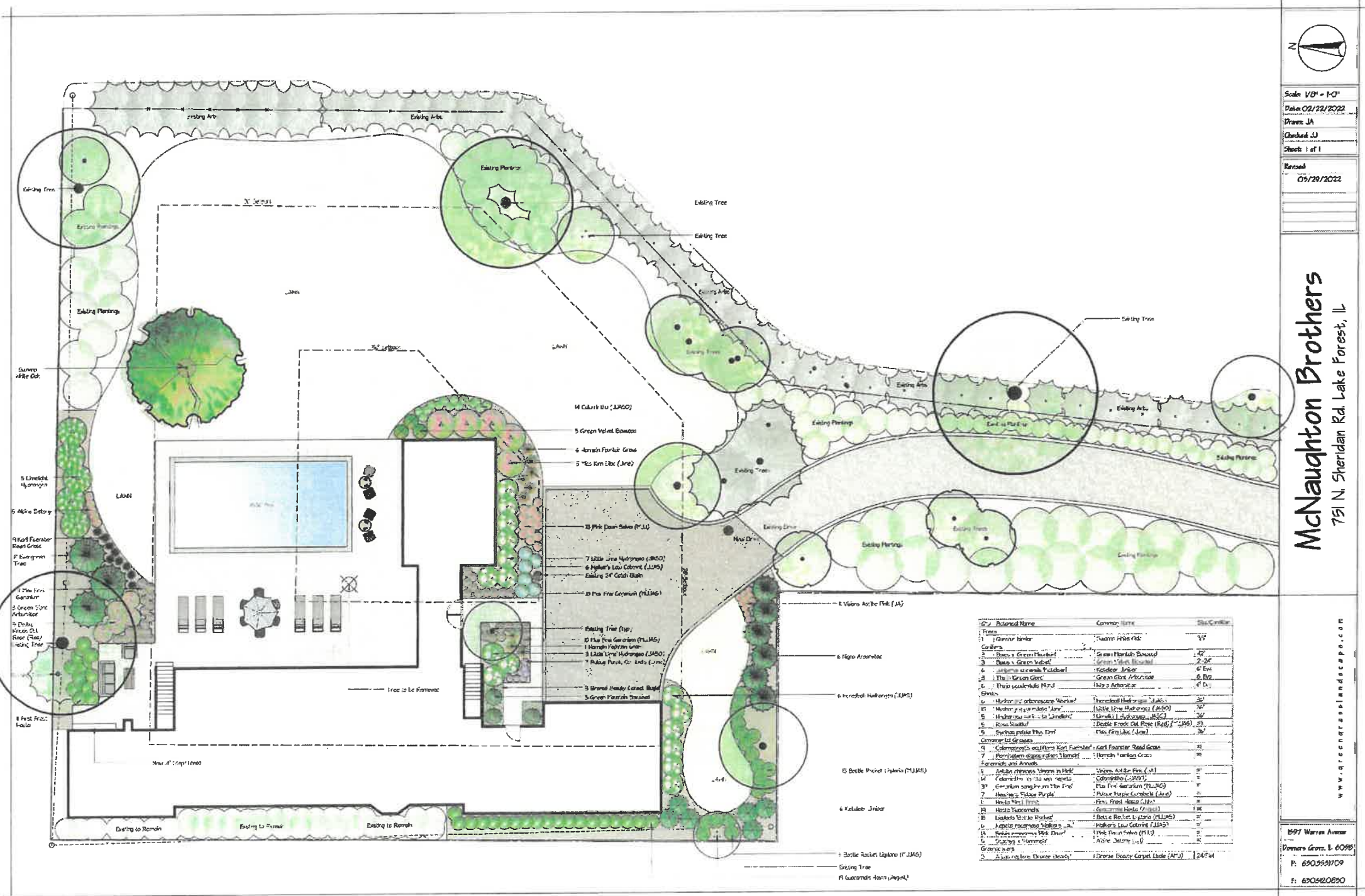
PROPOSED EXTERIOR ELEVATIONS: SOUTH & WEST

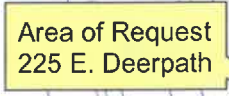
NORTHWORKS

04.27.2021

GROUP EXHIBIT B

The Plans





THE CITY OF LAKE FOREST

ORDINANCE NO. 2022-_____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AUTHORIZING THE SKIN CARE CENTER, A DERMATOLOGY CLINIC, TO LOCATE IN FIRST FLOOR SPACE AT 225 E. DEERPATH, IN THE B-3 ZONING DISTRICT

WHEREAS, Frontline Real Estate Partners, Matthew Tarshis, ("**Owner**") is the Court appointed receiver for that certain real property commonly known as 225 E. Deerpath, Lake Forest, Illinois and legally described in Exhibit A, attached hereto (the "**Property**"); and

WHEREAS, The Skin Care Center (the "**Tenant**") proposes to establish and operate a dermatology clinic and offer products for retail sale in existing tenant space previously approved for office use; and

WHEREAS, the Tenant, with the approval of the Owner, has filed a petition (the "**Petition**") requesting approval of a Special Use Permit ("**SUP**") to authorize a medical clinic in the B-3, Traditional Business District, with the Plan Commission for its evaluation and recommendation; and

WHEREAS, the Petition was filed in accordance with the regulations of Section 159.045, Special Uses, of the Lake Forest Zoning Code; and

WHEREAS, the Plan Commission did conduct a properly noticed public hearing on the Petition on May 11, 2022, and, after having fully heard and having considered the evidence and testimony offered and after brief deliberation, voted 6 to 0, to recommend approval of the request subject to the conditions of approval hereinafter set forth and made findings as detailed on Exhibit B, attached hereto and made a part hereof; and

WHEREAS, the City Council (i) concurs with the findings of the Plan Commission, (ii) finds that the uses and Improvements as authorized herein will satisfy the requirements of Sections 159.045, Special Uses, and 159.112, B-3 Traditional Zoning District, of the Zoning Code, and (iii) subject to the terms and conditions herein set forth, finds and determines that it is in the best interests of the City and its residents to approve the Petition and grant the SUP as set forth in the Ordinance.

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

SECTION ONE. Recitals: The foregoing recitals are incorporated into this Ordinance as if fully set forth.

SECTION TWO. Approval of SUP: Pursuant to Sections 159.045, Special Uses, and 159.112 B-3. Traditional Business District, of the Zoning Code and subject to the limitations set forth in the City Code and the conditions set forth in Section Three of this

Ordinance, the City Council hereby approves the Petition and grants the SUP authorizing The Skin Care Center, a dermatology clinic, to occupy the first floor space at 225 E. Deerpath generally in conformance with the plan as depicted on Group Exhibit C attached hereto and made a part hereof.

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:

General Conditions

- 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. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans, as recommended by the Building Review Board and previously approved by the City Council.
- D. Fees and Costs. The Owners/Tenant 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/Tenant 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.
- E. Conditions Specific to The Skin Care Center.
 - 1. All employees shall park in the below grade parking garage under the building or in the City remote employee permit parking lots. Employees are prohibited from parking on the street and in time limited spaces in public parking lots. The Skin Care Center shall institute policies to enforce this condition and is responsible for enforcement.

2. Jockeying of cars in on street parking spaces on Deerpath, Oakwood Avenue or other streets in the Central Business District, or in time limited parking spaces in public lots, shall be considered a violation of this Special Use Permit.
3. All building and window signage and awnings shall be subject to City review and approval and the issuance of permits consistent with applicable Code requirements.
4. No exterior or interior alterations shall occur which limit or detract from the future re-use of this space for retail or restaurant uses.
5. Opportunities shall be explored for window treatments that help to create a pedestrian friendly streetscape. Community related photos or artwork should be considered along with coordination with local organizations like the Deerpath Art League and the History Center.

SECTION FOUR: Amendment to Ordinance. Any amendments to the terms, conditions, or provisions of this Ordinance that may be requested 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 SUP itself in the manner provided in the Zoning Code and by applicable law.

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 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:

APPROVED THIS ____ DAY OF _____, 2022.

MAYOR

ATTEST:

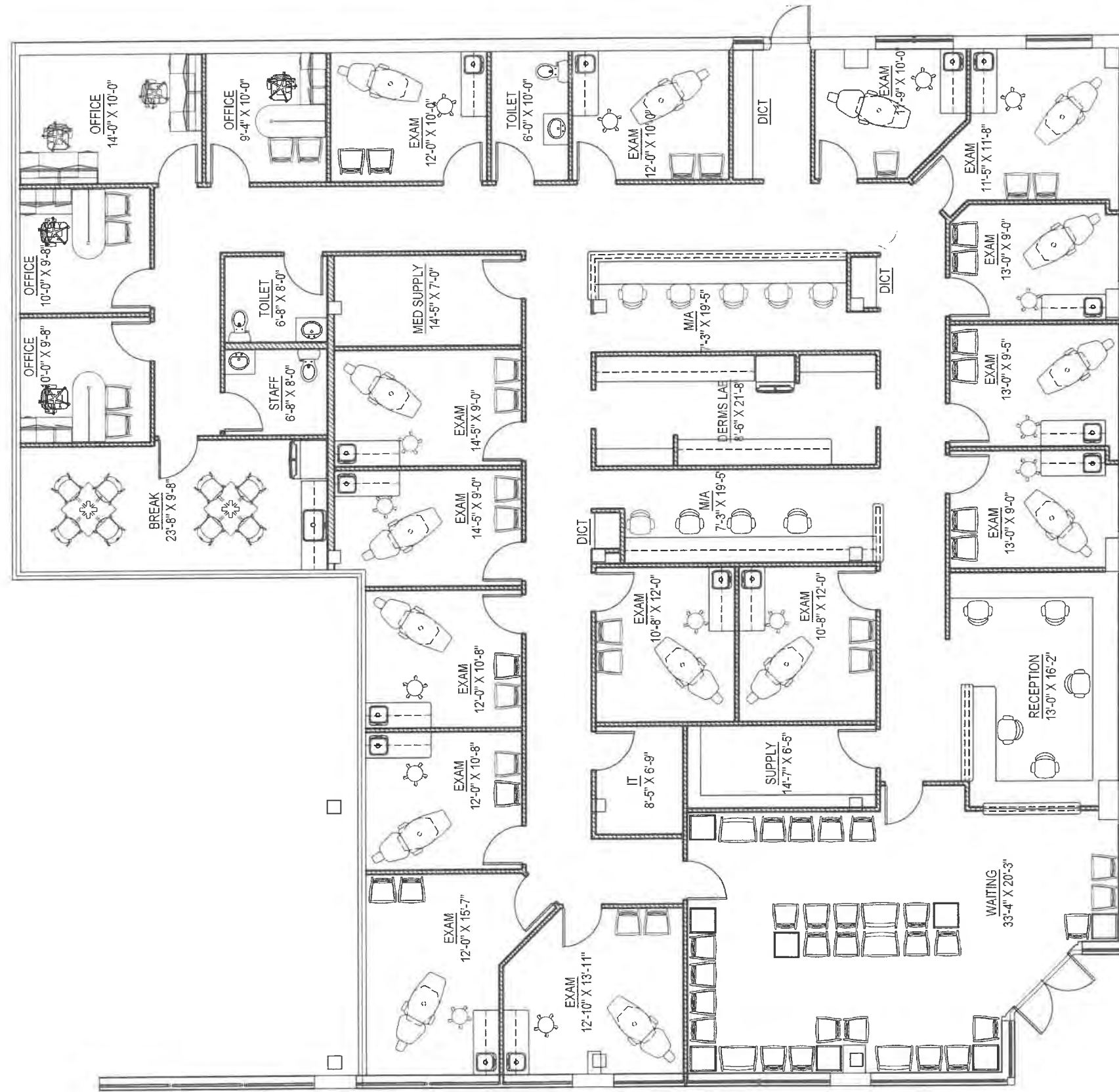
City Clerk

EXHIBIT B
Findings of Fact

1. The Zoning Code establishes special criteria that must be considered prior to approving non-retail businesses which are identified as special uses in the B-3 zoning district but does not prohibit such uses.
2. Past studies encourage consolidation of retail uses in and immediately around Market Square with office and services businesses located beyond the core area to bring people into the Central Business District. The proposed dermatology office will bring employees and patients to the City's core where retail businesses and an increasing number of restaurants are located. The proposed location for The Skin Care Center is outside of Market Square and the center of the business district.
3. Despite efforts to market the 225 E. Deerpath space to retailers over the course of many years, no retail tenant has emerged.
4. The Skin Care Center offers some products for retail sale.
5. No drive through is proposed.
6. A traffic study was completed prior to a previous non-retail use occupying the space the study concluded that access to this area is sufficient from all directions and that a variety of options for parking exist in the area to support either a retail or non-retail use.
7. Employee parking on public streets and in timed public parking lots will be prohibited as a condition of the Special Use Permit.
8. No exterior changes are proposed to the building. In particular, the large store front windows will remain to support future reuse of the space for retail or restaurant uses in the future.
9. The location of The Skin Care Center as proposed will not be detrimental to surrounding businesses or the business district as a whole and will bring more activity to the immediate area and the business district overall.
10. The proposed special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
11. The activity that will be generated by The Skin Care Center at the corner of Deerpath and Oakwood Avenue will increase pedestrian activity in the area and offer the opportunity for employees and patients to visit businesses located nearby.
12. The proposed special use will not substantially diminish property values in the Central Business District.

13. The Zoning Code establishes special criteria that must be considered prior to approving non-retail businesses which are identified as special uses in the B-3 zoning district but does not prohibit such uses.
14. Past studies encourage consolidation of retail uses in and immediately around Market Square with office and services businesses located beyond the core area to bring people into the Central Business District. The proposed dermatology office will bring employees and patients to the City's core where retail businesses and an increasing number of restaurants are located. The proposed location for The Skin Care Center is outside of Market Square and the center of the business district.
15. Despite efforts to market the 225 E. Deerpath space to retailers over the course of many years, no retail tenant has emerged.
16. The Skin Care Center offers some products for retail sale.
17. No drive through is proposed.
18. A traffic study was completed prior to a previous non-retail use occupying the space the study concluded that access to this area is sufficient from all directions and that a variety of options for parking exist in the area to support either a retail or non-retail use.
19. Employee parking on public streets and in timed public parking lots will be prohibited as a condition of the Special Use Permit.
20. No exterior changes are proposed to the building. In particular, the large store front windows will remain to support future reuse of the space for retail or restaurant uses in the future.
21. The location of The Skin Care Center as proposed will not be detrimental to surrounding businesses or the business district as a whole and will bring more activity to the immediate area and the business district overall.
22. The proposed special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
23. The activity that will be generated by The Skin Care Center at the corner of Deerpath and Oakwood Avenue will increase pedestrian activity in the area and offer the opportunity for employees and patients to visit businesses located nearby.
24. The proposed special use will not substantially diminish property values in the Central Business District.

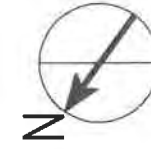
EXHIBIT C



FLOOR PLAN

1/8"=1'-0"

OAKWOOD AVENUE



DERMATOLOGISTS OF CENTRAL STATES | 225 Deerpath Road
Lake Forest, IL



4/19/22

A-1



PLAN COMMISSION REPORT AND RECOMMENDATION

TO:	Honorable Mayor Pandaleon and members of the Council
DATE:	May 11, 2022
FROM:	Chairman Dixon and members of the Plan Commission
SUBJECT:	<i>Special Use Permit – The Skin Care Center – Medical Office/Clinic</i>

BUILDING OWNER

Matthew Tarshis
Frontline Real Estate Partners
Court Appointed Receiver

PROPERTY LOCATION

225 E. Deerpath

ZONING DISTRICT

B-3 Preservation Business

Proposed Tenant: The Skin Care Center, Dermatologists of Central States

Commission Recommendation

After conducting a public hearing on this petition and based on the information presented by the petitioner, review of applicable sections in the City Code and based on the findings detailed in the Ordinance in the Council packet, the Commission recommends approval of a Special Use Permit authorizing The Skin Care Center to occupy the first floor space at 225 E. Deerpath. Conditions of approval are recommended as detailed in the Ordinance.

Description of Request

This is a request for a Special Use Permit to allow a medical office/clinic, The Skin Care Center, to occupy the first floor of an existing building in the Central Business District. The building is on the southeast corner of Deerpath and Oakwood Avenue. A Special Use Permit is required for clinics in the B-3 zoning district. Special Use Permits are specific to an individual user or business.

The 225 E. Deerpath property is zoned B-3, Traditional Business District. This district is intended to accommodate a variety of uses in a mutually advantageous setting. Medical clinics are permitted in the B-3 District only if authorized through a Special Use Permit, and only if it is determined that the applicable criteria are met.

Overview

The Skin Care Center is currently located on the Northwestern Lake Forest Hospital Campus and offers medical and cosmetic dermatology services and offers retail skin care products for sale. The proposed relocation will move The Skin Care Center from the hospital campus to a highly visible location in the community.

The Skin Care Center proposes to occupy 5,862 square feet of first floor space, at the corner of Deerpath and Oakwood Avenue. The space has prominent street frontage on both adjacent streets. This space is currently vacant and was most recently occupied by Coldwell Banker, a real estate office, and prior to that, by Bank of America and LaSalle Bank. It has been about 20 years since this space was occupied by a retail use, The Gap. The building overall is 48,000 square feet and is two stories. The building is occupied by multiple tenants. There is a below grade parking garage for tenants, customers and patients. Other tenants in the building include dental offices, physical therapy and fitness services, a salon, and various professional offices.

Interior alternations are planned to convert the space to exam rooms, a waiting area, offices, employee spaces and storage areas consistent with a typical medical office space. Anticipated employee and patient numbers are summarized below.

- An average of 12 employees are anticipated to be in the office at one time, on a daily basis.
- A weekly average of 290 patients is anticipated.
 - Generally, four to five patients will be in the office per hour ranging up to a peak of 10 to 12 patients per hour.

Key Points

- The space proposed for occupancy by The Skin Care Center was most recently occupied by three non-retail uses over the course of about 20 years.
- The space proposed for occupancy is located at a prominent corner which serves as an entrance to the Central Business District from the west.
- The space has been unoccupied since November 2020 after Coldwell Banker relocated to a smaller space within the Central Business District. The building and site are under the control of a Court appointed Receiver.
- The Skin Care Center is currently located on the hospital campus and provides services to many Lake Forest residents.
- Five on site parking spaces in the below grade garage will be assigned to The Skin Care Center for employees. Additional parking spaces in the on site garage will be available for patients as shared parking spaces for patients/customers of all the tenants in the building.
- The Skin Care Center intends to purchase parking permits for employees. The permits will allow parking in the Central Business District employee parking lots located on the northwest corner of Deerpath and Oakwood Avenue and east of the railroad tracks.
- A limited number of parking spaces are available for patients in the private garage under the building on an “as available” basis as noted above. Parking spaces on the adjacent public streets are available for patient parking as well as spaces in the public, time limited parking lots to the north of City Hall.

Public Notice

Public notice of this request was published in a newspaper of local circulation. The petitioner mailed notice to surrounding properties. The agenda for the Plan Commission meeting was posted at various public locations and on the City’s website.