

THE CITY OF LAKE FOREST
CITY COUNCIL AGENDA

SPECIAL

Tuesday, June 21, 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. Resolution of Gratitude to the Children of Margaret and Augustin Hart

A copy of the resolution can be found on page 14.

COUNCIL ACTION: Resolution of Gratitude to the Children of Margaret and Augustin Hart

2. COMMENTS BY CITY MANAGER

A. "Spirit of CROYA" Margot Martino Essay Contest Winner
- Todd Nahigian, CROYA Manager

B. Development Update
- Catherine Czerniak, Director of Community Development

3. OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

4. COMMITTEE REPORTS

FINANCE COMMITTEE

1. Consideration of the Annual Appropriation Ordinance for FY2023 and Approval of Rollovers (*First Reading*)

PRESENTED BY: Diane Hall, Assistant Finance Director (847) 810-3614

PURPOSE AND ACTION REQUESTED: Staff requests approving the first reading of the FY2023 appropriation ordinance and rollovers.

BACKGROUND/DISCUSSION: While the annual municipal budget represents the City's financial plan for expenditures over the course of the fiscal year, the annual Appropriation Ordinance is the formal legal mechanism by which the City Council authorizes the actual expenditures of funds budgeted in the annual budget. It appropriates specific sums of money by object and purpose of expenditures. State statutes require the passage of an Appropriation Ordinance by the end of July, which must be filed with the County Clerk within 30 days of approval.

There are some differences between the budget and Appropriation Ordinance. The Appropriation Ordinance includes the Library, which was not included in the budget approved at the April 18, 2022 City Council meeting. The Library expenses are approved by the Library Board. Debt service payments are included in the budget, but are excluded from the Appropriation Ordinance. The ordinances approving the bond issues serve as the legal authorization for these annual expenditures.

The Appropriation Ordinance provides for a 10% "contingency" above the budgeted expenditures. Each separate fund includes an item labeled "contingency" with an appropriate sum equivalent to 10% of the total funds budgeted. This practice has been followed for many years and has worked very efficiently, while still providing for City Council control over budgeted expenditures. It is important to note that the City Council and City staff follow the adopted budget as its spending guideline, not the Appropriation Ordinance. Without the contingency, the City Council would have to pass further modifications to the Appropriation Ordinance to cover any unforeseen expenditures exceeding the budget throughout the year.

In order to provide more accurate and efficient accounting and budgeting of City funds, an annual rollover of funds is requested. This eliminates both under and over budgeting of funds in the new fiscal year. The items on the attached rollover list (**page 15**) consist of projects that were appropriated in FY2022 and will not be completed until FY2023. The list is preliminary at this stage as FY2022 invoices are still being paid, but will be finalized for final reading in July. The appropriation ordinance presented for first reading excludes the rollover amounts.

School District 67 does not recognize the Appropriation Ordinance in their budgeting or auditing standards. However, due to the fact they are a special charter district, their budget must be included in the City's Appropriation Ordinance. School District 67 numbers are estimates and subject to change, but are not available until second and final reading of the Ordinance.

Exhibit A of the Appropriations Ordinance is included to address requirements of the Illinois Pension Code and Illinois Administrative Code.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
City Council	April 18, 2022	Adoption of FY23 Comprehensive Fiscal Plan

BUDGET/FISCAL IMPACT: The attached Appropriation Ordinance Worksheet (**page18**) demonstrates the reconciliation of the FY2023 Adopted Budget to the Appropriation Ordinance by fund.

COUNCIL ACTION: Approve first reading of the FY2023 Appropriation Ordinance (page 19). A copy of the ordinance is available for review by the public in the City Clerk's office. A public hearing will be conducted on July 18, 2022 in conjunction with second reading of the ordinance.

5. ITEMS FOR OMNIBUS VOTE CONSIDERATION
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1. Approval of June 6, 2022, City Council Meeting Minutes

A copy of the minutes can be found beginning on **page 30**.

COUNCIL ACTION: Approval of June 6 ,2022, City Council Meeting Minutes

2. Approval of the Check Register for the Period of April 23 – May 31, 2022

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

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

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

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

Check Register for April 23 - May 31, 2022

	Fund	Invoice	Payroll	Total
101	General	1,019,801	2,322,720	3,342,521
501	Water & Sewer	140,295	266,184	406,480
220	Parks & Recreation	384,934	667,079	1,052,013
311	Capital Improvements	187,375		187,375
202	Motor Fuel Tax	16,944		16,944
230	Cemetery	13,188	49,154	62,342
210	Senior Resources	109,458	40,780	150,238
510	Deerpath Golf Course	17,567	4,318	21,885
601	Fleet	65,191	86,161	151,351
416 - 433	Debt Funds			0
248	Housing Trust			0
201	Park & Public Land	536		536
	All other Funds	1,172,213	273,804	1,446,016
		\$3,127,501	\$3,710,200	\$6,837,701

The amount listed as "All other Funds" includes \$835,692 in Medical/Dental Plan claim payments.

COUNCIL ACTION: Approval of the Check Register for the Period of April 23 – May 31, 2022

3. Approval of an Agreement Authorizing Membership in the NORTAF Burglary Task Force

STAFF CONTACT: Karl Walldorf, Chief of Police (847.810.3803)

PURPOSE AND ACTION REQUESTED: Staff requests City Council to consider a resolution authorizing membership in the North Regional Major Crime Task Force. A copy of the agreement can be found beginning on **page 33**.

BACKGROUND/DISCUSSION: The North Regional Major Crimes Task Force (NORTAF) was formed in 1997 by twelve north shore communities to serve as a specialized unit to investigate major crimes, including homicides and non-parental kidnappings. Since then, NORTAF has added two additional teams to its portfolio, the Major Crash Assistance Team and the Burglary Task Force.

The NORTAF Burglary Task Force allows members to jointly investigate burglaries across all of its members' jurisdictions, sharing intelligence, evidence, staffing, and expertise. In addition, the task force looks for burglary patterns affecting member communities that may involve the same individuals or groups and develops collective strategies for arresting those offenders.

Several of our peer agencies in Lake County have significantly benefited from joining the Burglary Task Force since 2020, including Highland Park and Deerfield. In addition, our detectives have worked informally with the task force in recent years, including sharing intelligence about the arrest of a Lake Forest burglary suspect in 2021.

COUNCIL ACTION: Approval of an Agreement Authorizing Membership in the NORTAF Burglary Task Force

4. Acknowledgement of Termination of the 3-year bid Awarded to First Student and Approval of Award a One-Year Contract to First Student for Recreation Department Program and CROYA Bussing Services

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

PURPOSE AND ACTION REQUESTED: Staff requests to terminate the 3-year bid awarded by City Council to First Student on April 4, 2022 and then award a one-year contract for Recreation Department programming and CROYA bussing services in FY23 to First Student.

BACKGROUND/DISCUSSION: On April 4, 2022, City Council awarded a 3-year term of services to First Student for Recreation Department programming and CROYA bussing services. Due to unforeseen circumstances regarding staffing and fuel costs, First Student can no longer honor the pricing set forth in their initial 3-year bid.

Staff recommends terminating the 3-year bid awarded to First Student and then award First Student a 1-year contract for services in FY23. Proposed costs will be higher than originally anticipated but will still be well below the bid received from Positive Connection. Camp programming relies on bus services to help provide a robust camp experience for the community. Approval of the new pricing is essential as our camp season begins June 20th, 2022. In February of 2023, staff will go back to bid for a three year contract for Recreation programming and CROYA services.

Below is a chart representing original and estimated costs, along with price submitted by Positive Connection as part of the bid process in February of 2022.

COMPANY	Recreation Original	Recreation Proposed	CROYA Original	CROYA Proposed
First Student	\$ 24,087	\$ 34,672	\$ 5,890	\$ 8,835
Positive Connection	\$ 59,955	\$ 59,995	\$ 9,987.50	\$ 9,987.50

BUDGET/FISCAL IMPACT: Funding for camp bussing is a Parks & Recreation Department program expense and is budgeted in the programs annual operating budget. The proposed overages will be covered by reducing other program expenses. Funding for CROYA also comes out of their annual operating budget. Pricing received is based on estimated usage and could fluctuate based on actual program enrollment.

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

Below is an estimated summary of Project budget:

FY2023 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Recreation Operating Budget	\$ 25,890	\$ 34,627	Y
CROYA Operating Budget	\$ 10,000	\$ 8,835	Y

COUNCIL ACTION: Acknowledgement of Termination of the 3-year bid Awarded to First Student and Approval of Award a One-Year Contract to First Student for Recreation Department Program and CROYA Bussing Services

5. Consideration of a Recommendation from Staff to Authorize the City Manager to Enter into a Professional Services Contract with Teska Associates, Inc. for Continued Support for the Comprehensive Plan Update in an amount not to exceed \$45,000.

Staff Contact: Catherine J. Czerniak,
Director of Community Development (810-3504)

PURPOSE AND ACTION REQUESTED: Council authorization is requested to allow staff to enter into a contract with Teska Associates, Inc. related to the next phase of the update of the City's Comprehensive Land Use Plan.

BACKGROUND/DISCUSSION: Funding for professional services to support the Comprehensive Plan update was approved as part of the Community Development Department budget.

Teska Associates, Inc. was previously engaged to provide support for the second phase of the Comprehensive Plan update which focused on the Route 60 Corridor. That work is now complete. The Comprehensive Plan update was paused during the pandemic due to the limited opportunities to engage the public in discussions and workshops face to face. The support offered by Teska Associates, Inc. in the past, in the areas of research, conducting interviews and focus groups, leading sessions and walking tours of the Working Group, summarizing public input and presenting key ideas to the Working Group, preparing graphics, drafting language, and advising staff has proven to be valuable in moving the update process forward. This same support will be provided by Teska Associates, Inc. for the next phase of the update which will focus on the Central Business District and surrounding areas.

The draft update to the Comprehensive Plan as it relates to the Central Business District is expected to be forwarded to the Plan Commission for formal review and a public hearing in September/October 2022 after the City Manager's Working Group completes its work. A continuation of Teska's professional services contract is requested to build upon the momentum established to date and to provide continuity as the update moves forward.

BUDGET/FISCAL IMPACT: Continuing to engage Teska Associates, Inc. takes advantage of a long term relationship and the consultant's familiarity with Lake Forest overall and specifically, the Central Business District, development trends, challenges and opportunities in the City. The contract now before the City Council continues the phased approach to the Comprehensive Plan update allowing the process to evolve as necessary to respond to input received along the way and opportunities that arise.

FY2023 Funding Source	Amount Budgeted	Amount Requested	Budgeted Y/N
General Fund #101-3401-435-35-10	\$100,000	Not to Exceed \$45,000	Yes

Has City staff obtained competitive pricing for proposed goods/services? **No**
If no, indicate the specific exception or waiver requested:
Administrative Directive 3-5, Section 6.1I – Existing Relationship

COUNCIL ACTION: Authorize the City Manager to enter into a professional services contract with Teska Associates, Inc. for continued support for the Comprehensive Plan update in an amount not to exceed \$45,000.

6. Consideration of a request to Waive Permit Fees for the Roof Replacement at the City's Public Safety Building Located at 255 W. Deerpath. (Approval by Motion)

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

PURPOSE AND ACTION REQUESTED: A waiver of permit fees is requested for a City building consistent with past practices.

BACKGROUND/DISCUSSION: The City routinely waives permit fees for construction projects on City owned property. A permit was recently applied for to replace the roof on the City's Public Safety Building. The permit fee totals \$5,786.36.

Per Administrative Directive 3-7, the waiver of fees in excess of \$5,000 require approval by the City Council.

BUDGET/FISCAL IMPACT: The budget impact is neutral. The permit fees, if assessed, would be paid out of one City fund and deposited into another City fund.

Project	Permit Fees	Amount of Fee Waiver Requested
Roof Replacement – Public Safety Building	\$5,786.36	\$5,786.36

COUNCIL ACTION: If desired by the City Council, approve a motion waiving permit fees in the amount of \$5,786.36 for replacement of the roof at the Public Safety Building at 225 W. Deerpath

7. Consideration of an Ordinance Approving a Recommendation 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 recommendation from the Building Review Board is presented to the City Council for consideration as part of the Omnibus Agenda.

BACKGROUND/DISCUSSION: 745 Broadsmoore Drive – The Building Review Board recommended approval of a new single family residence on a vacant lot in the Whitehall Meadows Subdivision. No public testimony was presented to the Board on this petition. (Board vote: 5 - 1, approved)

The Ordinance approving the petition as recommended by the Building Review Board, with key exhibits attached, is included in the Council packet beginning on **page 40**. The Ordinance, complete with all exhibits, is available for review in the Community Development Department.

COUNCIL ACTION: If determined to be appropriate by the City Council, waive first reading and grant final approval of the Ordinance approving the petition in accordance with the Building Review Board's recommendation.

**8. Consideration of a Recommendation from the Zoning Board of Appeals in Support of Amendments to the Special Use Permit for Elawa Farm at 1401 Middlefork Drive.
(First Reading of an Ordinance and, if Desired by the City Council, Final Approval)**

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

PURPOSE AND ACTION REQUESTED: The Council is asked to consider a recommendation from the Zoning Board of Appeals in support of minor amendments to the Special Use Permit under which Elawa Farm operates. The amendment was requested by the Elawa Farm Foundation primarily to allow improvements to limited areas of the garden to increase accessibility for those with limited mobility who attend classes, programs and camps at Elawa.

BACKGROUND/DISCUSSION:

Elawa Farm, a community facility, operates under a Special Use Permit because it is a non-residential use located on residentially zoned property. The Elawa Farm Foundation's plans to create an "Enabling Garden" in one section of the Elawa Farm Garden triggered this request. The planned improvements are intended to facilitate access to garden based experiences and education for people with limited mobility and include improved pathways, raised garden beds and a small pergola to provide shade. The proposed improvements are detailed on the site plan attached to the Ordinance which is included in the Council packet beginning on **page 51**. Two additional amendments to the Special Use Permit, both of which have been under discussion for some time, also received support from the Zoning Board of Appeals.

- 1) Permit the chicken coop in the southern portion of the Garden as an ongoing use. (Currently, the chicken coop is authorized only as a temporary, pilot program.
- 2) Refine the language relating to amplified sound for events wholly within the Hay Barn.

Zoning Board of Appeals' Review

The Board conducted a public hearing on this petition at the May 9, 2022, meeting. The Board heard a presentation from Laura Calvert, Executive Director of the Elawa Farm Foundation and heard public testimony. The Board determined that the proposed minor amendments furthered the mission of Elawa Farm and will not directly contribute to increased use of the Farm, but instead, will enhance the experience for those participating in programs, classes and camps already established at the site. The Board stated appreciation for the Foundation's movement away from large, private rental events to community based educational programs and activities.

The Board heard testimony in support of the proposed amendments and also heard some concerns about the overall level of activity in the area resulting from the combination of the various users of Elawa Farm, the adjacent Forest Preserve, the City park, and the residential neighborhood. The Board concluded that the amendments requested as carefully crafted, will not result in an increase to the overall level of activity in the area and on May 23, 2022, voted 5 to 0 to recommend approval of the petition to the City Council.

The Zoning Board of Appeals' report is included in the Council packet beginning on **page 63** to provide additional background and detail on the Board's deliberations.

COUNCIL ACTION:

If desired by the Council, waive first reading and grant final approval of an Ordinance amending the Special Use Permit for Elawa Farm at 1401 Middlefork Drive as recommended by the Zoning Board of Appeals and as detailed in the Ordinance

COUNCIL ACTION: Approval of the eight (8) omnibus items as presented.

6. OLD BUSINESS

7. NEW BUSINESS

1. **Consideration of Various Actions Related to Sophia Steak, a New Restaurant Proposed at 181 E. Laurel Avenue.**
 - **A Recommendation from the Plan Commission in Support of a Special Use Permit. (First reading and if appropriate final approval)**
 - **Consideration of an Amendment to the City Code, Section 111.037, Number of Liquor Licenses, as it Pertains to Class C-1 and Class C-3 Licenses. (First reading and if appropriate final approval)**
 - **A Recommendation from the Plan Commission to Direct the Commission to review, and if appropriate recommend amendments to the Zoning Code as it relates to outdoor speakers and amplified sound outside restaurants. (Motion)**

PRESENTED BY:

Catherine Czerniak, Director of Community Development (810-3504)
Margaret Boyer, City Clerk (810-3674)

PURPOSE AND ACTION REQUESTED: Council consideration is requested of various approvals necessary to allow Sophia Steak to locate and operate in space formerly occupied by other restaurants.

BACKGROUND/DISCUSSION:

Special Use Permit

Ballyhoo Hospitality proposes to open Sophia Steak Lake Forest in an existing multi-tenant commercial building located on the southwest corner of Western and Laurel Avenues.

Ballyhoo is an experienced restaurateur with proven success in operating unique neighborhood oriented restaurants in several Chicago neighborhoods, and in another North Shore community. As noted above, the proposed site for the new Lake Forest location was previously occupied by The Grille on Laurel and later, by MLG. The building offers a patio fronting on Western Avenue, across from the railroad tracks, and is located steps away from the recently completed apartments, condominiums and single family homes in Kelmscott Park as well as other well established residential developments.

The City Code classifies restaurants located within 150' of residential zoning districts as special uses and therefore, a public hearing on this matter was conducted by the Plan Commission. Restaurants located further away from residential properties are permitted outright, no public review process is required.

Public testimony was presented to the Commission on this petition by residents of the Regents Row, a rowhouse development located to the south of the commercial building in which the new restaurant hopes to open. The residents expressed support for the restaurant overall, but voices concern about the potential for negative impacts. The primary concerns focused on the hours of operation of the patio, the potential for outdoor speakers, unauthorized parking on Regents Row property, and cooking odors. The Commission addressed the parking through a condition included in the recommendation. The Commission discussed, but decided not to recommend limiting the hours during which the patio could be used after hearing an appeal for flexibility from representatives of Sophia Steak who explained that they would like to be able to welcome customers who may want to dine later on one of the limited summer evenings that draw people outside. The Commission noted that the City Code currently prohibits outdoor speakers.

After deliberation, the Commission voted 5 to 1 to recommend approval of a Special Use Permit to authorize Sophia Steak Lake Forest to the City Council subject to conditions as detailed in the Ordinance included in the Council's packet beginning on **page 69**. The Plan Commission's report is also included in the Council packet beginning on **page 80**, for additional information.

Liquor License

The Liquor Commissioner has received a request from Sophia Steak Lake Forest for a C-1 liquor license (general restaurant liquor license) and an add-on C-3 liquor license to allow outdoor service.

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

When new requests for liquor licenses are submitted, and after review by the Liquor Commissioner and a determination that the Issuance of a license is appropriate, the matter is brought to the City Council for consideration of an amendment to the Liquor Code to increase the number of available licenses. In this case, the number of C-1 and C-3 liquor licenses will

each be increased by one to accommodate Sophia Steak Lake Forest's request. The proposed ordinance increasing the number of Class C-1 and C-3 liquor licenses can be found beginning on **page 84**.

BUDGET/FISCAL IMPACT: The fiscal impact of adding licenses in the C-1 and C-3 categories is positive generating both liquor license revenues and sales tax.

Plan Commission Recommendation to Authorize Review of Code Provision

As noted above, during the discussion of the request from Sophia Steak Lake Forest for a Special Use Permit it was discussed that currently, the Performance Standards in the Zoning Code for restaurants states, "No loud speakers or amplification of sound is permitted outside the building."

The Commission heard a request from the Sophia Steak representatives that low volume background music is common on patios at many other restaurants. As a follow up, the Commission forwarded a recommendation to the City Council that the complete prohibition in the Code be reconsidered. This work would be conducted by the Plan Commission in collaboration with staff if so directed by the Council. This limited study would likely include surveying regulations in other communities, talking with local businesses and, any consideration of a Code amendment, will include a public hearing before the Plan Commission before a recommendation to amend or not amend is forwarded to the City Council.

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 Sophia Steak at 181 E. Laurel Avenue in accordance with the Plan Commission's recommendation.

AND

If determined to be appropriate by the City Council, waive first reading and grant final approval of an Ordinance approving an amendment to Section 111.037, Number of Liquor Licenses, as it Pertains to Class C-1 and Class C-3 Licenses.

AND

Direct the Plan Commission to review, evaluate and if determined to be appropriate, conduct a public hearing on a possible amendment to the Zoning Code as it relates to outdoor speakers and amplified sound outside restaurants. The Commission is directed to forward a recommendation to the City Council at the conclusion of the consideration.

8. ADDITIONAL ITEMS FOR DISCUSSION/ COMMENTS BY COUNCIL MEMBERS

9. ADJOURNMENT

A copy of the Decision Making Parameters is included beginning on **page 13** of this packet.

Office of the City Manager

June 15, 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:

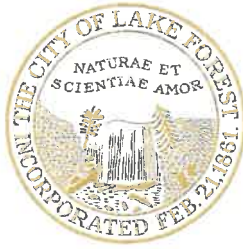
"Be the best-managed, fiscally-responsible and appealing community and promote a community spirit of trust, respect and citizen involvement."

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, THE HART FAMILY has a decades long history of demonstrating its passion and fondness for the City of Lake Forest by sharing its time, talents and treasure in countless ways; and

WHEREAS, in 2021, in keeping with the long family tradition of philanthropy, the children of **Margaret and Augustin Hart**, in coordination with the Ragdale Foundation, generously provided the gift of two acres of land, a strategic parcel, to the City of Lake Forest; and

WHEREAS, this carefully negotiated and complex transaction was facilitated by **Kitty Hart Lansing and Robert Lansing** and assures that an historic and environmentally sensitive property is preserved and protected long into the future for the benefit of the Lake Forest Community, Ragdale, and artists worldwide; and

WHEREAS, the **Hart Family** has had a long and close personal relationship with the descendants of Howard Van Doren Shaw and reassembling the original Ragdale Farm has long been a vision of family members; and

WHEREAS, the **Hart Family** leaves a lasting legacy, a legacy of generosity and respect for history and the environment; and

WHEREAS, the **Hart Family's** passion for Ragdale and vision of Lake Forest as a special place long into the future is clearly evident; and

WHEREAS, the City of Lake Forest, its residents, present and future, will always be indebted to the **Hart Family**; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE FOREST that the Council, on behalf of the entire community and the City organization hereby expresses its heartfelt appreciation and gratitude to **THE CHILDREN OF MARGARET AND AUGUSTIN HART** for their vision, passion and generosity; and

BE IT FURTHER RESOLVED that this Resolution be appropriately inscribed and conveyed to **KITTY HART LANSING** in recognition of the entire **HART FAMILY**, with a copy to be included in the official minutes of the **June 21, 2022** meeting of the Lake Forest City Council.

George A. Pandaleon, Mayor

CITY OF LAKE FOREST - FY22 ROLLOVERS - DRAFT/PRELIMINARY - SUBJECT TO CHANGE

Account Number	PO#	Vendor	Rollover Req	Description
101-1101-435.35-40	110669	ICCAN	6,625.00	FY22 SERVICES FOR SOLAR INVESTMENT RFP
101-1202-435.35-40	110799	METROPOLITAN MAYORS CAUCUS	20,000.00	FY22 GRCORPS PROGRAM MEMBERSHIP
101-1315-435.35-10	110694	INTERDEV, LLC	22,844.52	IT SUPPLEMENTAL TECHNICAL SUPPORT
101-1522-467.67-65	110634	CREATIVE CONCRETE	15,195.00	TTD - CONCRETE STAIRS AND WALKWAY REPAIRS
101-1701-435.35-10	110848	TKB ASSOCIATES, INC.	5,600.00	LASERFICHE FORMS SERVICE
101-2501-484.84-95	110867	KONICA MINOLTA BUSINESS SOLUTIONS	21,863.00	POLICE COPIERS C650I AND C550I
101-2501-484.84-95	110900	HEARTLAND BUSINESS SYSTEMS	17,312.00	SUPPLEMENTAL IT SUPPORT TECHNICIAN
101-3401-435.35-10	109775	TESKA ASSOCIATES INC	11,655.98	COMP PLAN UPDATE RT 60
101-3401-435.35-10	110163	TESKA ASSOCIATES INC	9,503.75	B-1 DISTRICT UPDATE
101-3401-435.35-10	110822	TANK INDUSTRY CONSULTANTS, INC.	11,500.00	WATER TOWER EVALUATION FOR CELL TOWER MODS
101-3401-435.35-10	110892	TANK INDUSTRY CONSULTANTS, INC.	6,000.00	TANK EVALUATION FOR AT&T WORK - REIMBURSABLE
101-3402-466.66-10	110891	LYNCH CONSTRUCTION CORPORATION	9,038.58	REPLACE OAKWOOD/DEERPATH COMM SIGN BOARD
101-5103-467.67-61	110842	TRADITIONAL CONCRETE PRODUCTS	11,675.00	WESTERN AVE LIGHTING UPGRADE SUPPLIES
101-5103-467.67-61	110883	AD INTERNATIONAL, LLC	10,000.00	LED BULBS
101-5103-467.67-61	110884	TRADITIONAL CONCRETE PRODUCTS	18,080.00	LIGHTING UPGRADE
101-5136-465.65-11	110381	MORTON SALT CO	49,427.16	ROAD SALT
101-5138-460.60-20	110824	VICTOR STANLEY	14,968.00	BENCHES FOR CBD STREETScape IMPROVEMENTS
101-5138-461.61-11	109472	SUPREME CASTING INC	18,717.20	LIGHTING MATERIALS
101-5138-461.61-11	110902	MILLENNIUM	14,000.00	BULK WIRE
101-7603-475.75-49	110685	DATAWORKS PLUS, LLC	28,637.00	LIVESCAN FINGERPRINT SYSTEM
		GENERAL FUND TOTAL	<u>322,642.19</u>	
201-8457-456.67-78	110623	MAG CONSTRUCTION CO	184,104.19	VETERANS PARK IMPROVEMENT PROJECT
201-8457-456.67-78	110782	EXCEL LTD, INC.	6,680.00	LIGHTING CONTROLLERS
		PARK AND PUBLIC LAND FUND TOTAL	<u>190,784.19</u>	
202-3703-478.78-80	110565	GEWALT HAMILTON ASSOCIATES, INC.	14,771.00	PHASE II ENG DESIGN - WAUKEGAN/WESTLEIGH
202-3703-478.78-81	110631	CIVILTECH ENGINEERING INC	142,087.61	EVERETT ROAD/WAUKEGAN ROAD INTERSECTION
202-3703-478.78-92	110380	H W LOCHNER, INC.	60,799.15	PHASE I DESIGN - LAKE/WOODBINE BRIDGE
202-3703-478.78-92	110380	H W LOCHNER, INC.	27,328.00	PHASE I DESIGN - LAKE/WOODBINE BRIDGE
		MOTOR FUEL TAX FUND TOTAL	<u>244,985.76</u>	

(CONTINUED)

CITY OF LAKE FOREST - FY22 ROLLOVERS - DRAFT/PRELIMINARY - SUBJECT TO CHANGE

Account Number	PO#	Vendor	Rollover Req	Description
220-5774-435.35-10	110789	VANS ENTERPRISES LTD	6,075.00	SOUTH PARK BASEBALL INFIELD MAINTENANCE
220-5774-484.84-05	110814	GZA GEOENVIRONMENTAL, INC.	8,500.00	FOREST PARK BEACH NOURISHMENT DESIGN SERVICES
220-5776-435.35-10	110878	AMERICAN SEALCOATING OF INDIANA INC	9,800.00	TENNIS COURT REPAIRS AT DEERPATH PARK
220-5803-475.75-01	110323	DEERE & COMPANY AG & TURF CORPORATI	87,884.00	PURCHASE OF A JOHN DEERE TRACTOR MODEL 5125R
220-5887-435.35-10	109971	CRAIG BERGMANN LANDSCAPE DESIGN INC	9,800.00	ELAWA FARM DESIGN SERVICES
220-8003-475.75-01	110775	LARSON & DARBY, INC	15,820.11	BEACH CRANE REPLACEMENT PROJECT - DESIGN
220-8003-475.75-01		NO VENDOR SELECTED	26,600.00	SOUTH BEACH CRANE REPAIRS
220-8065-476.76-56	110804	KECO PUMP & EQUIPMENT	14,850.00	MARINA TRASH SKIMMER IL DNR GRANT PROGRAM
220-8065-484.84-05	110814	GZA GEOENVIRONMENTAL, INC.	8,500.00	FOREST PARK BEACH NOURISHMENT DESIGN SERVICES
220-8065-484.84-05	110894	LARSON & DARBY, INC	11,950.00	WDC MOISTURE DAMAGE ASSESSMENT
		PARK AND RECREATION FUND TOTAL	<u>199,779.11</u>	
224-8026-476.76-56	110623	MAG CONSTRUCTION CO	50,000.00	VETERANS PARK IMPROVEMENT PROJECT
224-8026-476.76-56	110872	HEY & ASSOCIATES, INC.	32,446.03	FOREST PARK BOARDWALK PROJECT
		SPECIAL RECREATION FUND TOTAL	<u>82,446.03</u>	
230-6407-476.76-20	110827	EICKHOF COLUMBARIA INC.	127,020.97	PURCHASE OF CREMATION NICHE FRONTS
230-6407-476.77-14	110330	APPLIED ECOLOGICAL SERVICES INC	23,990.11	RESTORATION AND STABILIZATION/RAVINE
		CEMETERY FUND TOTAL	<u>151,011.08</u>	
248-3403-435.35-10	110391	BLECK ENGINEERING CO INC	17,552.50	SENIOR COTTAGES - EVERETT/TELEGRAPH ROADS
		HOUSING TRUST FUND TOTAL	<u>17,552.50</u>	
311-1103-435.35-11	110903	DITOMASSO EXCAVATING	24,000.00	DEMOLITION OF 50 MAYWOOD ROAD
311-1303-466.66-13	110680	ELECTRONIC ENTRY SYSTEMS, INC	41,043.00	BEACH SAILING GATE
311-1503-467.67-76	110668	BRUCE BRUGIONI CONSTRUCTION CO, INC	103,586.82	2021 DICKINSON HALL TUCK POINTING PROJECT
311-1503-478.78-58	110899	LARSON & DARBY, INC	9,700.00	GORTON COMMUNITY CENTER PATIO PROJECT
311-1503-478.78-58	110901	LARSON & DARBY, INC	16,850.00	GORTON DROP-IN CENTER FOUNDATION/STRUCTURE
311-3403-467.67-13	109688	LAKE COUNTY FOREST PRESERVE	20,000.00	REIMBURSEMENT FOR REPLACEMENT PLANTINGS
311-3703-467.67-11	110546	PETER BAKER & SON CO	13,984.89	ASPHALT RESURFACING
311-3703-467.67-26	110825	JOHN KENO AND COMPANY, INC	20,000.00	NO NAME RAVINE SANITARY SEWER STABILZATION
311-3703-467.67-26	110896	HEY & ASSOCIATES, INC.	19,500.00	CEMETERY RAVINE STUDY
311-3703-478.78-21	110874	DI MEO BROS INC	4,286,564.00	BURR OAK AREA STORM SEWER PROJECT
(CONTINUED)				

CITY OF LAKE FOREST - FY22 ROLLOVERS - DRAFT/PRELIMINARY - SUBJECT TO CHANGE

Account Number	PO#	Vendor	Rollover Req	Description
311-3703-478.78-21	110875	GEWALT HAMILTON ASSOCIATES, INC.	40,250.00	CONSTRUCTION ENG ASST/BURR OAK STORM SEWER
311-3703-478.78-81	110307	CIVILTECH ENGINEERING INC	47,857.95	EVERETT ROAD/WAUKEGAN ROAD INTERSECTION
311-3703-478.78-88	110426	HEY & ASSOCIATES, INC.	7,244.00	FOREST PARK BLUFF SLOPE STABILIZATION DESIGN
311-3703-478.78-88	110426	HEY & ASSOCIATES, INC.	14,677.66	FOREST PARK BLUFF SLOPE STABILIZATION DESIGN
311-3703-478.78-89	109445	HANSON PROFESSIONAL SERVICES INC.	121,134.66	PHASE I DESIGN OF BRIDGE ALTERNATIVE
311-3703-478.78-94	109735	GEWALT HAMILTON ASSOCIATES, INC.	28,421.97	DEERPATH STREETScape PHASE I DESIGN
311-3703-478.78-94	110817	THOMAS ENGINEERING GROUP LLC	TBD	DEERPATH STREET SCape PHASE II PROJECT DESIGN
311-5003-475.75-02	110325	ON-CALL GRAPHICS	5,500.00	STRIPING AND LETTERING OF LAKE FOREST UNIT # 212
311-5003-475.75-02	110326	RAINBOW COLLISION CENTER, INC	29,000.00	PAINTING OF LAKE FOREST UNIT # 212
311-5003-475.75-02	110793	MORROW BROTHERS FORD INC	-39,905.00	POLICE VEHICLE - PREFUNDED FROM FY23 BUDGET
311-5103-467.67-23	110727	F.H PASCHEN,S.N NIELSEN & ASSOC LLC	325,000.00	ILLINOIS PEDESTRIAN BRIDGE REPLACEMENTS
311-5103-467.67-23	110728	F.H PASCHEN,S.N NIELSEN & ASSOC LLC	25,000.00	WOODLAND PEDESTRIAN BRIDGE REPLACEMENTS
311-5103-467.67-79	110782	EXCEL LTD, INC.	9,990.00	LIGHTING CONTROLLERS
311-5203-435.35-51		NO VENDOR SELECTED	24,000.00	SANITATION RECYCLING EDUCATION GRANT
311-5703-476.76-07	110477	HITCHCOCK DESIGN GROUP	27,093.69	SOUTH PARK PARKING LOT DESIGN
		CAPITAL FUND TOTAL	<u>5,220,493.64</u>	
508-3703-477.77-07	110556	ACQUA CONTRACTORS CORPORATION	300,000.00	VALVE REPLACEMENT
508-3703-477.77-07	110732	CIVILTECH ENGINEERING INC	22,175.00	EVERETT & WAUKEGAN ROAD WATERMAIN DESIGN
508-3703-477.77-07	110735	INTEGRATED PROCESS SOLUTIONS, INC.	292,200.00	2021 DISTRIBUTION SYSTEM MONITORING PROJECT
508-6003-467.67-57	110898	NORTHERN DIVERS USA, INC	99,475.00	SPRUCE PUMP REPLACEMENT PROJECT
		WATER CAPITAL FUND TOTAL	<u>713,850.00</u>	
510-6325-476.76-55	110389	WADSWORTH GOLF CONSTRUC CO	26,737.14	RESTORATION/IDOT STORM WATER PROJECT
		GOLF COURSE FUND TOTAL	<u>26,737.14</u>	
601-5901-443.43-11	110890	MCNEILUS TRUCK & MFG CO	19,035.52	UNIT 187
		FLEET FUND TOTAL	<u>19,035.52</u>	
		GRAND TOTAL - ALL FUNDS	<u>7,189,317.16</u>	

THE CITY OF LAKE FOREST
Appropriation Ordinance Worksheet

	Budget Expenditures FY2023	Debt Payments	Rollovers	Library	Subtotal	Contingency	Approp Ord
101 General Fund	39,162,462				39,162,462	3,916,246	43,078,708
120 Flex	8,300				8,300	830	9,130
Special Revenue Funds							
201 Park & Public Land	315,000				315,000	31,500	346,500
202 MFT	225,000				225,000	22,500	247,500
205 Emergency Telephone	387,000				387,000	38,700	425,700
210 Senior Resources	604,072				604,072	60,407	664,479
220 Parks and Recreation (incl Rec Dev)	9,751,992				9,751,992	975,199	10,727,191
224 Special Recreation	511,937				511,937	51,194	563,131
230 Cemetery	954,870				954,870	95,487	1,050,357
245 Foreign Fire Insurance	300,000				n/a		0
247 Police Restricted Funds	90,000				90,000	9,000	99,000
248 Housing Trust	750,000				750,000	75,000	825,000
Capital Project Funds							
311 Capital Improvement	11,997,490				11,997,490	1,199,749	13,197,239
322 Laurel/Western Redevelopment TIF	1,400,688				1,400,688	140,069	1,540,757
Debt Service Funds							
422 SSA 25 - Knollwood Sewer	77,213	(77,213)			0		0
423 SSA 26 - Waukegan Sewer	21,405	(21,405)			0		0
424 SSA 29 - Saunders Road	153,956	(153,956)			0		0
425 2004B - Storm Sewer	527,611	(527,611)			0		0
428 2009 G.O. Bonds - Western Avenue	254,200	(254,200)			0		0
429 2010 G.O. Bonds	578,263	(578,263)			0		0
432 2013 Refunding 2010A	734,750	(734,750)			0		0
433 2015 G.O. Bonds	616,925	(616,925)			0		0
Enterprise Funds							
501 Water & Sewer	8,329,597				8,329,597	832,960	9,162,557
508 Water and Sewer Capital	1,400,000				1,400,000	140,000	1,540,000
510 Deerpath Golf Course	1,849,813				1,849,813	184,981	2,034,794
Internal Service Funds							
601 Fleet	2,062,964				2,062,964	206,296	2,269,260
605 Liability Insurance	1,250,000				1,250,000	125,000	1,375,000
610 Self Insurance	5,985,000				5,985,000	598,500	6,583,500
Pension/Trust Funds							
701 Fire Pension	3,337,725				3,337,725	333,773	3,671,498
702 Police Pension	4,070,495				4,070,495	407,050	4,477,545
709 Trust Care Funds							
Total All Funds	97,708,728	(2,964,323)	0	0	94,444,405	9,444,441	103,888,846
Library				4,506,690	4,506,690	450,669	4,957,359
						<i>Rounding Adj</i>	(2)
				4,506,690	98,951,095	9,895,110	108,846,203
SD 67					not available		0
Appropriation Ordinance Total							108,846,203

**AN ORDINANCE MAKING APPROPRIATION FOR CORPORATE PURPOSES AND
FOR THE PUBLIC SCHOOLS OF THE CITY OF LAKE FOREST, COUNTY OF
LAKE AND STATE OF ILLINOIS, FOR THE FISCAL YEAR COMMENCING
MAY 1, 2022 AND ENDING APRIL 30, 2023**

**BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF LAKE FOREST,
an Illinois special charter and home rule municipal corporation
located in Lake County, Illinois, as follows:**

Section 1: That the following sums, or so much thereof as may be authorized by law, be and the same are hereby appropriated from the respective fund designated in this ordinance for the corporate purposes of The City of Lake Forest and for the objects and purposes stated herein according to departments and other separate agencies, and for the Public Schools of The City of Lake Forest, County of Lake and State of Illinois, to defray the necessary expenses of the City and its Public Schools for the fiscal year commencing May 1, 2022 and ending April 30, 2023.

GENERAL FUND

General Government

	<u>Appropriation</u>
Salaries and Benefits	\$ 3,322,352
Supplies/Other Services and Charges	4,171,570
Capital Equipment	231,000
Contingency - to meet expenses of emergencies and optional expenses not otherwise provided for	3,916,246
TOTAL GENERAL GOVERNMENT	<u>\$ 11,641,168</u>

Law

Contractual Services	\$ 450,000
TOTAL LAW	<u>\$ 450,000</u>

Community Development

Salaries and Benefits	\$ 1,909,704
Supplies/Other Services and Charges	445,013
Capital Equipment	-
TOTAL COMMUNITY DEVELOPMENT	<u>\$ 2,354,717</u>

Public Works Administration

Salaries and Benefits	\$ 504,987
Supplies/Other Services and Charges	104,968
TOTAL PUBLIC WORKS ADMINISTRATION	<u>\$ 609,955</u>

Public Buildings

Building Maintenance

Salaries and Benefits	\$ 986,875
Supplies/Other Services and Charges	731,021
Capital Improvements	150,000
TOTAL PUBLIC BUILDINGS	<u>\$ 1,867,896</u>

	<u>Appropriation</u>
<u>Streets</u>	
Salaries and Benefits	\$ 1,236,504
Supplies/ Other Service and Charges	869,543
Capital Improvements	250,000
TOTAL STREETS	<u>\$ 2,356,047</u>
<u>Sanitation</u>	
Salaries and Benefits	\$ 1,494,977
Supplies/ Other Service and Charges	1,132,208
TOTAL SANITATION	<u>\$ 2,627,185</u>
<u>Storm Sewers</u>	
Salaries and Benefits	\$ 145,445
Supplies/ Other Service and Charges	29,900
Capital Improvements	50,000
TOTAL STORM SEWERS	<u>\$ 225,345</u>
<u>Engineering</u>	
Salaries and Benefits	\$ 616,556
Supplies/ Other Service and Charges	353,352
TOTAL ENGINEERING	<u>\$ 969,908</u>
<u>Fire</u>	
<u>Administration</u>	
Salaries and Benefits (see Exhibit A)	\$ 5,024,439
Supplies/ Other Service and Charges	2,858,660
Capital Improvements	50,000
Sub-Total	<u>\$ 7,933,099</u>
<u>Emergency Medical Services</u>	
Supplies/ Other Service and Charges	\$ 82,800
Sub-Total	<u>\$ 82,800</u>
<u>Fire Suppression</u>	
Supplies/ Other Service and Charges	\$ 142,350
Sub-Total	<u>\$ 142,350</u>
TOTAL FIRE	<u>\$ 8,158,249</u>
<u>Police</u>	
Salaries and Benefits (see Exhibit A)	\$ 6,892,188
Supplies/ Other Service and Charges	4,876,050
Capital Improvements	50,000
TOTAL POLICE	<u>\$ 11,818,238</u>
TOTAL AMOUNT APPROPRIATED FROM THE GENERAL FUND	<u>\$ 43,078,708</u>

FLEX FUND

Appropriation

Supplies/Other Services and Charges	\$ 8,300
Contingency to meet expenses of emergencies and expenses not otherwise provided for	830
TOTAL AMOUNT APPROPRIATED FROM FLEX FUND	\$ 9,130

PARK AND PUBLIC LAND FUND

Park Improvements	\$ 315,000
Contingency to meet expenses for emergencies and expenses not otherwise provided for	31,500
TOTAL AMOUNT APPROPRIATED FROM THE PARK AND PUBLIC LAND FUND	\$ 346,500

MOTOR FUEL TAX FUND

Capital Improvements	\$ 225,000
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	22,500
TOTAL AMOUNT APPROPRIATED FROM THE MOTOR FUEL TAX FUND	\$ 247,500

EMERGENCY TELEPHONE FUND

Police

Salaries and Benefits	\$ -
Supplies/ Other Service and Charges	220,000
Capital Equipment	167,000
Contingency to meet expenses for emergencies and expenses not otherwise provided for	38,700
TOTAL POLICE	\$ 425,700
TOTAL AMOUNT APPROPRIATED FROM THE EMERGENCY TELEPHONE FUND	\$ 425,700

SENIOR RESOURCES COMMISSION FUND

Salaries and Benefits	\$ 407,376
Supplies/Other Services and Charges	196,696
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	60,407
TOTAL AMOUNT APPROPRIATED FROM THE SENIOR RESOURCES COMMISSION FUND	\$ 664,479

PARKS AND RECREATION FUND

Recreation

Recreation Programs

Salaries and Benefits	\$ 3,480,514
Supplies/ Other Service and Charges	1,753,808
Capital Equipment	50,000

Sub-Total	\$ 5,284,322
Contingency to meet expenses of emergencies and expenses not otherwise provided for	975,199
TOTAL RECREATION SECTION	\$ 6,259,521
<u>Parks and Forestry</u>	
<u>Administration</u>	
Salaries and Benefits	\$ 2,800,293
Supplies/ Other Service and Charges	639,573
Capital Improvement	100,000
Capital Equipment	210,000
Sub-Total	\$ 3,749,866
<u>Grounds Maintenance</u>	
Supplies/ Other Service and Charges	\$ 396,804
Sub-Total	\$ 396,804
<u>Athletic Field Plg/Tennis</u>	
Supplies/ Other Service and Charges	\$ 111,500
Sub-Total	\$ 111,500
<u>Lakefront Facilities</u>	
Supplies/ Other Service and Charges	\$ 36,000
Sub-Total	\$ 36,000
<u>Tree Trimming</u>	
Supplies/ Other Service and Charges	\$ 56,000
Sub-Total	\$ 56,000
<u>Tree Removal</u>	
Supplies/ Other Service and Charges	\$ 41,500
Sub-Total	\$ 41,500
<u>Insect & Disease</u>	
Supplies/ Other Service and Charges	\$ 23,500
Sub-Total	\$ 23,500
<u>Tree & Shrub Planting/Care</u>	
Supplies/ Other Service and Charges	\$ 12,500
Sub-Total	\$ 12,500
<u>Natural Areas Management</u>	
Supplies/ Other Service and Charges	\$ 40,000
Sub-Total	\$ 40,000
TOTAL PARKS AND FORESTRY SECTION	\$ 4,467,670
TOTAL AMOUNT APPROPRIATED FROM THE PARKS AND RECREATION FUND	\$ 10,727,191

SPECIAL RECREATION FUND

Appropriation

Salaries and Benefits	\$ 60,425
Supplies/Other Services and Charges	274,488
Capital Improvements	177,024
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	51,194
TOTAL AMOUNT APPROPRIATED FROM THE SPECIAL RECREATION FUND	\$ 563,131

CEMETERY COMMISSION FUND

Salaries and Benefits	\$ 543,828
Supplies/Other Services and Charges	251,042
Capital Improvements	160,000
Contingency to meet expenses of emergencies and operational expenses not otherwise provided for	95,487
TOTAL AMOUNT APPROPRIATED FROM THE CEMETERY COMMISSION FUND	\$ 1,050,357

PUBLIC LIBRARY FUND

Library Services

Salaries and Benefits	\$ 2,746,091
Supplies/Other Services and Charges	1,321,924
Building Maintenance - Supplies/Other Services and Charges	\$ 268,675
Contingency to meet expenses of emergencies and operational expenses not otherwise provided for	450,669
Sub-Total	\$ 4,787,359
Capital Equipment	\$ -
Capital Improvements	170,000
Sub-Total	\$ 170,000
TOTAL AMOUNT APPROPRIATED FROM THE PUBLIC LIBRARY FUND	\$ 4,957,359

POLICE RESTRICTED FUND

Supplies/Other Services and Charges	\$ 90,000
Contingency to meet expenses of emergencies and expenses not otherwise provided for	9,000
TOTAL AMOUNT APPROPRIATED FROM POLICE RESTRICTED FUND	\$ 99,000

HOUSING TRUST FUND

Supplies/Other Services and Charges	\$ 750,000
Capital Improvements	-
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	75,000
TOTAL AMOUNT APPROPRIATED FROM THE HOUSING TRUST FUND	\$ 825,000

CAPITAL IMPROVEMENTS FUND**Appropriation**

Salaries and Benefits	\$ -
Supplies/Other Services and Charges	9,825
Capital Equipment	530,000
Capital Improvements	11,457,665
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	1,199,749
TOTAL AMOUNT APPROPRIATED FROM THE CAPITAL IMPROVEMENTS FUND	\$ 13,197,239

LAUREL/WESTERN REDEVELOPMENT FUND

Supplies/Other Services and Charges	1,300,688
Capital Improvements	\$ 100,000
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	140,069
TOTAL AMOUNT APPROPRIATED FROM THE LAUREL/WESTERN REDEVELOPMENT FUND	\$ 1,540,757

WATER AND SEWER FUND**General Government**

Salaries and Benefits	\$ 243,846
Supplies/Other Services and Charges	2,033,864
Debt retirement	2,314,129
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	832,960
TOTAL GENERAL GOVERNMENT	\$ 5,424,799

Public Works

Salaries and Benefits	\$ 2,312,185
Supplies/Other Services and Charges	1,165,573
Capital Improvements	260,000
TOTAL PUBLIC WORKS ADMINISTRATION	\$ 3,737,758

TOTAL AMOUNT APPROPRIATED FROM THE WATER AND SEWER FUND**\$ 9,162,557****WATER AND SEWER CAPITAL FUND**

Capital Equipment	\$ -
Capital Improvements	1,400,000
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	140,000
TOTAL AMOUNT APPROPRIATED FROM THE WATER AND SEWER CAPITAL FUND	\$ 1,540,000

DEERPATH GOLF COURSE FUND**Appropriation****Administration**

Salaries and Benefits	\$ 547,143
Supplies/Other Services and Charges	424,178
Capital Equipment	38,183
Capital Improvements	-
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	184,981
TOTAL ADMINISTRATION	\$ 1,194,485

Course Maintenance

Salaries and Benefits	\$ -
Supplies/Other Services and Charges	113,400
TOTAL COURSE MAINTENANCE	\$ 113,400

Clubhouse

Salaries and Benefits	\$ 185,004
Supplies/Other Services and Charges	541,905
TOTAL CLUBHOUSE	\$ 726,909

**TOTAL AMOUNT APPROPRIATED FROM THE
DEERPATH GOLF COURSE FUND****\$ 2,034,794****FLEET FUND**

Salaries and Benefits	\$ 837,177
Supplies/Other Services and Charges	1,225,787
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	206,296
TOTAL AMOUNT APPROPRIATED FROM THE FLEET FUND	\$ 2,269,260

LIABILITY INSURANCE FUND

Supplies/Other Services and Charges	\$ 1,250,000
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	125,000
TOTAL AMOUNT APPROPRIATED FROM THE LIABILITY INSURANCE FUND	\$ 1,375,000

SELF INSURANCE FUND

Supplies/Other Services and Charges	\$ 5,985,000
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	598,500
TOTAL AMOUNT APPROPRIATED FROM THE SELF INSURANCE FUND	\$ 6,583,500

FIREFIGHTERS' PENSION FUND**Appropriation**

Other Services and Charges	\$ 3,337,725
Contingency to meet expenses for emergencies and expenses not otherwise provided for	333,772
TOTAL AMOUNT APPROPRIATED FROM THE FIREFIGHTERS' PENSION FUND	\$ 3,671,497

POLICE PENSION FUND

Other Services and Charges	\$ 4,070,495
Contingency to meet expenses for emergencies and expenses not otherwise provided for	407,049
TOTAL AMOUNT APPROPRIATED FROM THE POLICE PENSION FUND	\$ 4,477,544

Public Schools THE CITY OF LAKE FOREST**School District No. 67**

From the Education Fund	\$ -
From the Operations, Building and Maintenance Fund	-
From the Capital Projects Fund	-
From the Illinois Municipal Retirement/Social Security Fund	-
From the Transportation Fund	-
TOTAL AMOUNT APPROPRIATED FOR PUBLIC SCHOOLS OF THE CITY OF LAKE FOREST (School District No. 67)	\$ -

Summary of the Amounts Appropriated From the Several Funds

<u>Fund</u>	<u>Appropriation</u>
General	\$ 43,078,708
Flex	9,130
Park and Public Land	346,500
Motor Fuel Tax	247,500
Emergency Telephone	425,700
Senior Resources Commission	664,479
Parks and Recreation	10,727,191
Special Recreation	563,131
Cemetery Commission	1,050,357
Public Library	4,957,359
Alcohol Asset Forfeiture	99,000
Affordable Housing	825,000
Capital Improvements	13,197,239
Laurel/Western Redevelopment	1,540,757
Water and Sewer	9,162,557
Water and Sewer Capital Fund	1,540,000
Deerpath Golf Course	2,034,794
Fleet	2,269,260

Liability Insurance	1,375,000
Self Insurance	6,583,500
Firefighters' Pension	3,671,497
Police Pension	4,477,544
Sub-Total	<u>\$ 108,846,203</u>

The City of Lake Forest School District No. 67

Education	\$ -
Operations, Building and Maintenance	\$ -
Capital Projects	\$ -
Illinois Municipal Retirement/Social Security	\$ -
Transportation	\$ -
Sub-Total	<u>\$ -</u>

GRAND TOTAL	<u>\$ 108,846,203</u>
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Section 2: That any sum of money heretofore appropriated and not expended now in the Treasury of The City of Lake Forest, or that hereafter may come into the Treasury of The City of Lake Forest, is hereby reappropriated by this Ordinance.

Section 3: That the funds derived from sources other than the 2021 tax levy and other revenue pledged for specific purposes may be allotted by the Mayor and City Council to such appropriations and in such amounts respectively, as said Corporate Authorities may determine within the limits of said appropriations, respectively, insofar as doing same does not conflict with the law.

Section 4: That any unexpended balances of any items of any general appropriation made by this Ordinance may be expended in making up any deficiency in any other item in the same general appropriation made by this Ordinance and is hereby appropriated therefore.

Section 5: That any sum of money received for a specific purpose or category of expenditure from any source other than real estate taxes (including without limitation grants and donations) that is not specifically authorized by this appropriation ordinance shall be authorized for expenditure upon acceptance of such sum of money by the City, provided that such expenditure is approved in accordance with applicable City ordinances and procedures.

Section 6: That the sum of money that the Corporate Authorities of the City (or such subordinate body of the City empowered to authorize the expenditure of funds) have approved, or will approve, to satisfy a lawful debt of the City, and for which money is available in the Treasury (or in the specific fund over which a subordinate body may have authority) at the time of such approval, is hereby appropriated by this ordinance.

Section 7: That if any item or portion thereof of this Appropriation Ordinance

is for any reason held invalid, such decision shall not affect the validity of the remaining portion of such item or the remaining portions of this Ordinance.

Section 8: The City Council shall at any time have the power, to make transfers of sums of money appropriated for one corporate object or purpose, but no appropriation for any object or purposes shall thereby be reduced below any amount sufficient to cover all obligations incurred or to be incurred against such appropriation.

Section 9: At any time during the fiscal year when an expenditure shall exceed the amounts set forth in this ordinance and there are funds available in the City's Treasury, the City Council may approve such expenditure and grant a supplemental appropriation for such purpose contemporaneously.

Section 10: This ordinance shall be in force ten (10) days from and after its passage, approval and publication.

PASSED THIS ____ day of _____, 2022

APPROVED THIS ____ day of _____, 2022

ATTEST:

City Clerk

That this ordinance be published in pamphlet form and be made available to the public at the City Hall service counter.

**CITY OF LAKE FOREST, ILLINOIS
APPROPRIATIONS ORDINANCE
FISCAL YEAR 2023 (May 1, 2022 – April 30, 2023)**

EXHIBIT A

In accordance with §3-125.1 of the Pension Code and §4402.30 of the Administrative Code, the City shall annually establish pensionable salary for all City employees covered by Article 3 of the Pension Code in the City's Appropriations Ordinance. **Salary attached to rank** for officers covered by Article 3 of the Pension Code are as follows:

POSITION	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Police Officer	\$73,546	\$78,509	\$83,471	\$87,997	\$92,935	\$97,873	\$109,877
Police Sergeant	\$114,667	\$117,086	\$119,505	\$121,924	\$124,343	\$126,762	\$129,181
Police Commander	Salary Range \$135,803 - \$146,376						
Deputy Police Chief	Salary Range \$148,684 – 161,608						
Police Chief	Base Salary \$179,657						

In accordance with §4-118.1 of the Pension Code and §4402.30 of the Administrative Code, the City shall annually establish pensionable salary for all City employees covered by Article 4 of the Pension Code in the City's Appropriations Ordinance. **Salary attached to rank** for officers covered by Article 4 of the Pension Code are as follows:

POSITION	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Firefighter	\$68,921	\$74,596	\$76,567	\$83,587			
Firefighter Paramedic	\$74,842	\$79,191	\$84,148	\$90,306	\$95,010	\$100,967	\$108,237
Fire Lieut. Paramedic	\$111,563	\$115,581	\$117,367	\$119,155	\$120,941	\$122,729	\$124,515
Fire Battalion Chief	Salary Range \$133,524 - \$143,919						
Fire Division Chief	Salary Range \$133,524 - \$143,919						
Deputy Fire Chief	Salary Range \$148,684 – 161,608						
Fire Chief	Base Salary \$179,657						

The City of Lake Forest
CITY COUNCIL MEETING
Proceedings of the Monday, June 6, 2022
City Council Meeting - City Council Chambers
220 E Deerpath

City Clerk Margaret Boyer asked for a motion to appoint Alderman Buschmann as Mayor Pro-tem for the meeting. Alderman Rummel made the motion, seconded by Alderman Weber. Motion carried unanimously by voice vote.

CALL TO ORDER AND ROLL CALL: Honorable Mayor Pro-Tem Buschmann called the meeting to order at 6:33pm, and the City Clerk Margaret Boyer called the roll of Council members.

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

Absent: Honorable Mayor Pandaleon, Alderman Karras, and Alderman Morris

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE was recited.

REPORTS OF CITY OFFICERS

COMMENTS BY MAYOR

Mayor Pro-Tem Buschmann read and presented the Resolution. Mr. Borzick thanked the City Council and his fellow co-workers for 35 years.

A. Approval of a Resolution of Appreciation for Retiring Employee William E. Borzick

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

Alderman Weber made a motion to approve the Resolution Appreciation for Retiring Employee William E. Borzick, seconded by Alderman Preschlack. Motion carried unanimously by voice vote.

COMMENTS BY CITY MANAGER

City Manager Jason Wicha introduced Marcy Kerr, Executive Director at the Lake Forest Preservation Foundation. Ms. Kerr shared a slideshow for each award category to include Preservation, Rehabilitation, Restoration, Reconstruction and New Construction or Infill. She also updated the City Council on the new eighteen historical building plaques around the City that have a short history and key facts listed along with a QR code linking back to more information and other upcoming events that include; David Adler: Great House Architect that will air on Friday evenings in June on WTTW, and the Summer Garden Stroll on June 24. The City Council thanked Ms. Kerr for her and the Preservation Foundations work for the architectural treasures throughout the City.

A. Community Spotlight

-Lake Forest Preservation Foundation

- Marcy Kerr, Executive Director

OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

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

Dan Martin, Superintendent of Public Works gave an extensive overview to date of the Work Orders management system along with processes and bids that the City has taken. He gave an overview of the modules that are available and shared the supervisor dashboard view along with mobile view that is used in the field. Mr. Martin noted this will allow the City to track assets and forecast the future through data driven decision making including integration with ArcGIS for asset mapping and importantly create workflow automation and reduction of manual duplicative processes.

The City Council had discussion on entering historical data, Mr. Martin noted that has not been determined yet.

ITEMS FOR OMNIBUS VOTE CONSIDERATION

- 1. 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.**
- 3. 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.**
- 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**
- 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**
- 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**
- 8. Consideration of Ordinances Approving Recommendations from the Building Review Board. (First Reading, and if Desired by the City Council, Final Approval)**

9. **Consideration of Ordinances Approving Recommendations from the Zoning Board of Appeals. (First Reading, and if Desired by the City Council, Final Approval)**
10. **Consideration of Ordinances Approving Recommendations from the Historic Preservation Commission. (First Reading and if Desired by the City Council, Final Approval)**
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.)**

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

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

Alderman Weber made a motion to approve the eleven (11) Omnibus items as presented, seconded by Alderman Rummel. The following voted "Aye": Alderman Rummel, Notz, Preschlack, Goshgarian, Buschmann and Weber. The following voted "Nay": None. 6-Ayes, 0 Nays, motion carried

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

ORDINANCES

OLD BUSINESS

NEW BUSINESS

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

Alderman Weber noted how nice the welcome letter that new residents receive

ADJOURNMENT

There being no further business Mayor Pro-Tem Buschmann asked for a motion. Alderman Preschlack made a motion to adjourn, seconded by Alderman Goshgarian. Motion carried unanimously by voice vote at 7:18 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.

**ACCEPTANCE AND AGREEMENT OF TERMS FOR PARTICIPATION IN THE
NORTAF BURGLARY TASK FORCE**

This **ACCEPTANCE AND AGREEMENT OF TERMS FOR PARTICIPATION IN THE NORTAF BURGLARY TASK FORCE** (“*Acceptance*”) is made and entered into as of this _____ day of 2022 (“*Effective Date*”) by the City of Lake Forest, an Illinois municipal corporation (“*Municipality*”).

RECITALS:

WHEREAS, Article VII, Section 10 of the Illinois Constitution of 1970, the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*), and Sections 1-4-6 and 11-1-2.1 of the Illinois Municipal Code (65 ILCS 5/1-4-6 and 5/11-1-2.1), authorize and encourage intergovernmental cooperation among law enforcement agencies to respond to, investigate, and solve crimes; and

WHEREAS, in 1997, the City of Evanston, Illinois, and the Villages of Glencoe, Glenview, Kenilworth, Lincolnwood, Morton Grove, Niles, Northbrook, Northfield, Skokie, Wilmette, and Winnetka, Illinois (collectively, “*Members*”) entered into that certain Intergovernmental Police Assistance Agreement (“*Original Agreement*”) to form the North Regional Major Crimes Task Force (“*NORTAF*”) to provide for cooperation amongst the Members when a law enforcement incident or investigation necessitates additional resources, equipment, and personnel; and

WHEREAS, the Original Agreement was made in recognition of the fact that local law enforcement capabilities are enhanced by having access to regionalized facilities, programs and the assistance of other departments; and

WHEREAS, in 2020, the Members amended and replaced the Original Agreement with that certain Amended and Restated Intergovernmental Police Assistance Agreement (“*Agreement*”) to more efficiently set forth the terms by which NORTAF is governed; and

WHEREAS, NORTAF is governed by a Board of Directors (“*Board of Directors*”); and

WHEREAS, the Agreement provides that Board of Directors may establish subunits to address different types of crimes (“*Task Forces*”); and

WHEREAS, as of the Effective Date of this Acceptance, NORTAF consists of the following Task Forces: (i) the NORTAF Violent Crimes Task Force; (ii) the NORTAF Major Crash Assistance Team; and (iii) the NORTAF Burglary Task Force (“*Burglary Task Force*”); and

WHEREAS, pursuant to Section 8.C of the Agreement, law enforcement agencies that are not members of NORTAF (“*Partner Agencies*”) may join the Burglary Task force upon the

approval by a two-thirds vote of the Board of Directors upon terms and conditions determined by the Board of Directors; and

WHEREAS, the Burglary Task force allows members and Partner Agencies to share information and jointly investigate burglaries that occur within Members' and Partner Agencies' jurisdictions; and

WHEREAS, the Municipality is not a member of NORTAF, but has requested to join the Burglary Task Force; and

WHEREAS, the Board of Directors has voted to permit the Municipality to join the Burglary Task Force as a Partner Agency upon the acceptance and agreement by the Municipality to be bound by the terms and conditions of this Acceptance; and

NOW, THEREFORE, in consideration of becoming a Partner Agency, the benefits derived therefrom, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Municipality acknowledges and agrees as follows:

SECTION 1: INCORPORATION OF RECITALS

The foregoing recitals are material to this Acceptance and are incorporated into this Acceptance as if fully stated herein.

SECTION 2: DEFINITIONS

For purposes of this Acceptance, the following terms shall be defined as set forth in this section unless a different meaning is required by context:

A. *Bylaws*. "*Bylaws of the North Regional Major Crime Task Force*," which may be amended by the Board of Directors from time to time.

B. *Operations Plan*. The "*Operations Plan*," attached as **Exhibit A**, which Operations Plan may be amended by the Board of Directors from time to time.

SECTION 3: ASSISTANCE TO MUNICIPALITY

The Municipality may request police assistance from any one or more Members and Partner Agencies who have joined the Burglary Task Force for the purpose of investigating and preventing burglaries in accordance with the Operations Plan when, in the judgment of the Municipality, such assistance is necessary. Such assistance may consist of:

- A. Participation in a joint burglary investigation with Members and Partner Agencies;
- B. Information sharing;
- C. Sharing of personnel and equipment;

The Municipality acknowledges and agrees that nothing in this Section 3 shall obligate Members and other Partner Agencies to provide assistance to, or enter into a joint investigation with, the Municipality when requested; rather, any Member and Partner Agency may render aid, in their sole discretion, to the extent available personnel and equipment are not required for other operations and the adequate protection of their own municipality.

SECTION 4: AUTHORITY OF SWORN POLICE PERSONNEL

Any sworn police officers of the Municipality providing police assistance to a Member or Partner Agency as part of the Burglary Task Force shall have all of the powers and responsibilities of police officers of a Member or Partner Agency that requests support from the Municipality or the Burglary Task Force, including the power of arrest, and are subject to the direction of the Chief of Police of the requesting Member or Partner Agency.

SECTION 5: NO REIMBURSEMENT FOR COSTS

The Municipality acknowledges and agrees that any assistance it may provide to the Members and Partner Agencies through the Burglary Task Force shall be rendered without charge, and the Municipality is not entitled to reimbursement for any costs related to its participation in the Burglary Task Force.

SECTION 6: RESPONSIBILITIES OF MUNICIPALITY

The Municipality acknowledges and agrees that its responsibilities related to the Burglary Task Force are as follows:

A. *Responsibility for Employees.* The Municipality is responsible for the actions and inactions of its sworn and civilian personnel acting pursuant to this Acceptance and related to the Burglary Task Force. The Municipality's responsibilities include the indemnification of its sworn or civilian personnel.

B. *Compensation of Employees.* The Municipality is responsible for the payment of all benefits to all of its sworn and civilian personnel acting pursuant to this Acceptance and their participation in the Burglary Task Force, including but not limited to the payment of wages, salaries, disability payments, pension benefits, workers' compensation claims, and claims for damage to or destruction of equipment and clothing, and claims for medical expenses. The Members and other Partner Agencies are not responsible for the compensation or benefits of the Municipality's employees when those employees are assigned to the Burglary Task Force or assisting Members and other Partner Agencies.

C. *Assessment Fees.* The Municipality shall pay annual dues adopted by the Board of Directors to participate on the Burglary Task Force. The dues shall be paid to NORTAF within 30 days of receipt of notice.

D. *Insurance.* The Municipality shall procure and maintain, at its sole and exclusive expense, insurance coverage which covers itself, personnel, equipment, and for its liability for its participation in providing personnel and equipment to the Burglary Task Force.

E. *Compliance with Operation Plan.* The Municipality and all of its off sworn and civilian personnel shall abide in accordance with and follow all applicable provisions of the Operation Plan and other policies adopted by the Board of Directors related to the Burglary Task Force, which Operation Plan and policies may be amended from time to time.

F. *Compliance with Law.* The Municipality represents and warrants that all if its actions and the actions of its personnel will comply with all applicable statutes, ordinances, rules, and regulations while performing any actions related to the Burglary Task Force.

SECTION 7: NORTAF NOT A LEGAL ENTITY

A. *NORTAF Not a Legal Entity.* The Municipality acknowledges and agrees that NORTAF is not a legal entity or separate public body; rather, it is a partnership of municipal entities. The Municipality further acknowledges and agrees that by joining the Burglary Task Force and executing this Acceptance, the Municipality and Members are not authorizing NORTAF or its Board of Directors to take any actions that would confer legal entity or public body status on NORTAF.

B. *NORTAF Cannot Be Sued.*

1. The Municipality acknowledges and agrees that NORTAF is not a legal entity that can sue or be sued. In the event that NORTAF is named as a party to a lawsuit, claim, or action, either individually or as a co-defendant, the Municipality shall not take any action or position that is contrary to this Section 7; rather, the Municipality hereby agrees that unless and until a court of competent jurisdiction rules otherwise, the Municipality shall not take the position that NORTAF is a legal entity, public body, or can sue or be sued.
2. In the event NORTAF is named as a party to a lawsuit, claim, or action, either individually or as a co-defendant to the Municipality, related to an investigation or aid requested by the Municipality, the Municipality, at its sole cost and expense, shall file a limited appearance on behalf of NORTAF for the sole purpose of seeking a dismissal of the lawsuit, claim, or action on the grounds that NORTAF is not a legal entity and therefore cannot be sued.

C. *Payment of Costs.* If, and only if, a court or other tribunal of competent jurisdiction determines that NORTAF can be sued as an independent entity related to an incident or matter in which the Municipality requested aid from NORTAF:

1. The Board of Directors shall retain defense counsel to represent NORTAF in such lawsuit, claim or action, and the Municipality which requested aid from NORTAF shall be responsible for paying within 30 days upon receipt of notice from NORTAF, all costs of defense, including, without limitation, all legal fees, during the pendency of such lawsuit, claim, or action; and
2. At the conclusion of any lawsuit, claim, or legal action, all costs of defense, settlements, and judgments against NORTAF shall be divided amongst the

Municipality and Members and Partner Agencies that participated in the activities or investigation subject of the lawsuit, claim, or action in equal amounts and paid within 30 days of receipt of notice.

SECTION 8: WITHDRAWAL/DISSOLUTION

A. *Withdrawal.* The Municipality may withdraw from the Burglary Task Force by providing the Board of Directors written notice one year prior to the effective date of such withdrawal.

B. *Termination of Membership.* The Municipality acknowledges and agreements that the Board of Directors may terminate or suspend the Municipality's participation on the Burglary Task for any reason at any time.

C. *Dissolution of NORTAF or Burglary Task Force.* The Municipality acknowledges and agrees that the Board of Directors may terminate NORTAF or the Burglary Task Force at any time. The Municipality's participation on the Burglary Task Force shall automatically cease upon such termination.

D. *Survival of Obligations.* The Municipality's obligations set forth in Section 7 of this Agreement related to an incident or investigation that occurred prior to a withdrawal, suspension, or termination pursuant to Section 8 of this Acceptance shall survive such withdrawal, suspension, or termination.

SECTION 9: GENERAL PROVISIONS

A. *Amendments.* This Acceptance may be amended from time to time by resolution of the corporate authorities of the Municipality and the approval by the Board of Directors. Any amendment not adopted and approved in this manner shall not be effective.

B. *Entire Agreement.* This Acceptance constitutes the entire agreement between the Municipality, NORTAF, the Board of Directors, and the Members related to NORTAF and supersedes and replaces all prior agreements, negotiations and discussions between the Municipality and NORTAF, the Board of Directors, and the Members relative to the subject matter hereof.

[SIGNATURE PAGE FOLLOW]

IN WITNESS WHEREOF, this Acceptance has been duly executed this ____ day of _____, 2022.

CITY OF LAKE FOREST

_____, Mayor

Date

ATTEST:

City Clerk

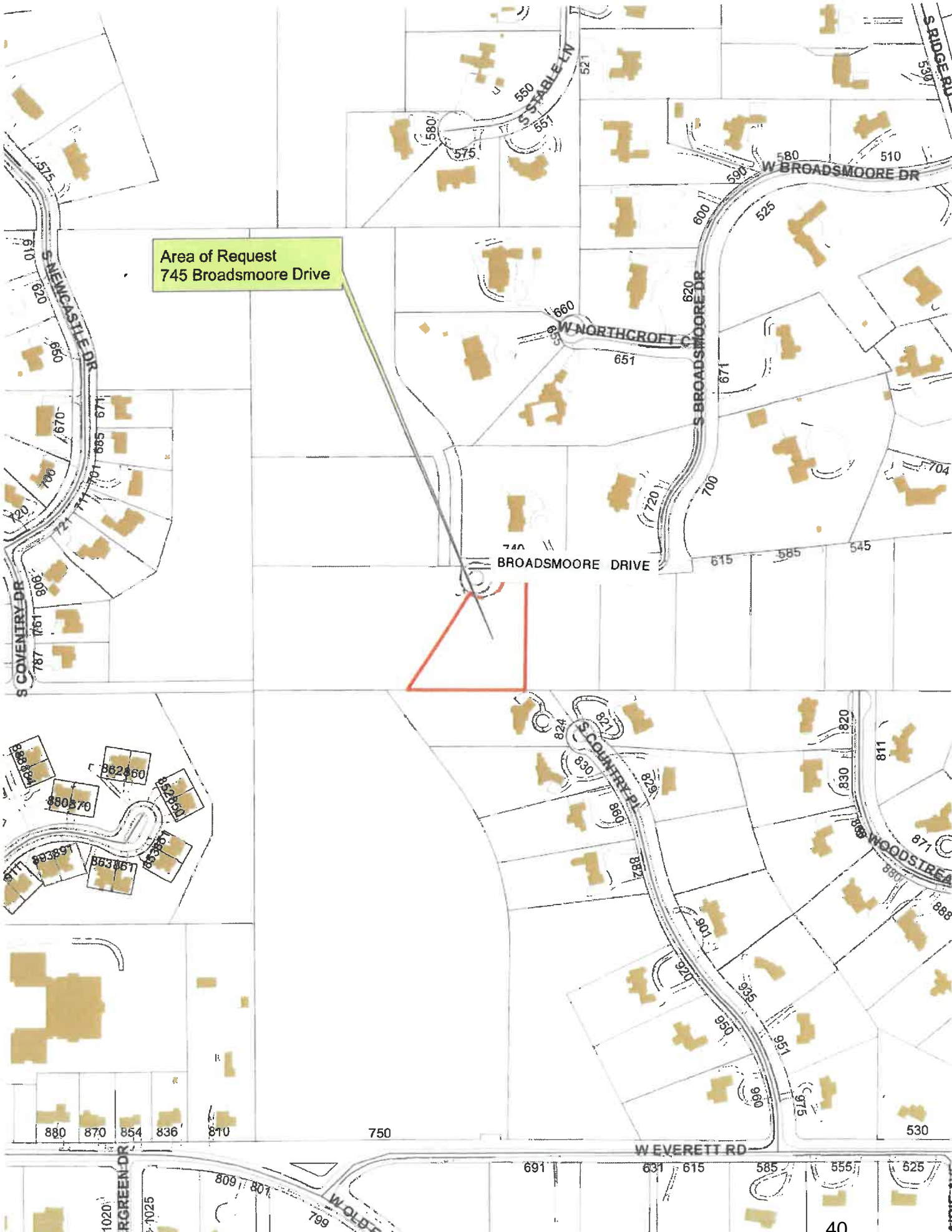
Date

Accepted on behalf of the Board of Directors:

North Regional Major Crimes Task Force President

Date

EXHIBIT A
Operations Plan



Area of Request
745 Broadmoore Drive

THE CITY OF LAKE FOREST

ORDINANCE NO. 2022- ____

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 745 BROADSMOORE DRIVE

WHEREAS, Peter Kasdin Trust (Peter Kasdin, 100%) ("**Owner**") is the owner of that certain real property commonly known as 745 Broadsmoore 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 Owner desires to build a new residence, attached garage and make other site improvements including the installation of landscaping ("**Improvements**") as depicted on the site plan, architectural drawings and conceptual landscape plan attached hereto as **Group Exhibit B** ("**Plans**"); and

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

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on May 4, 2022 and June 1, 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 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: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

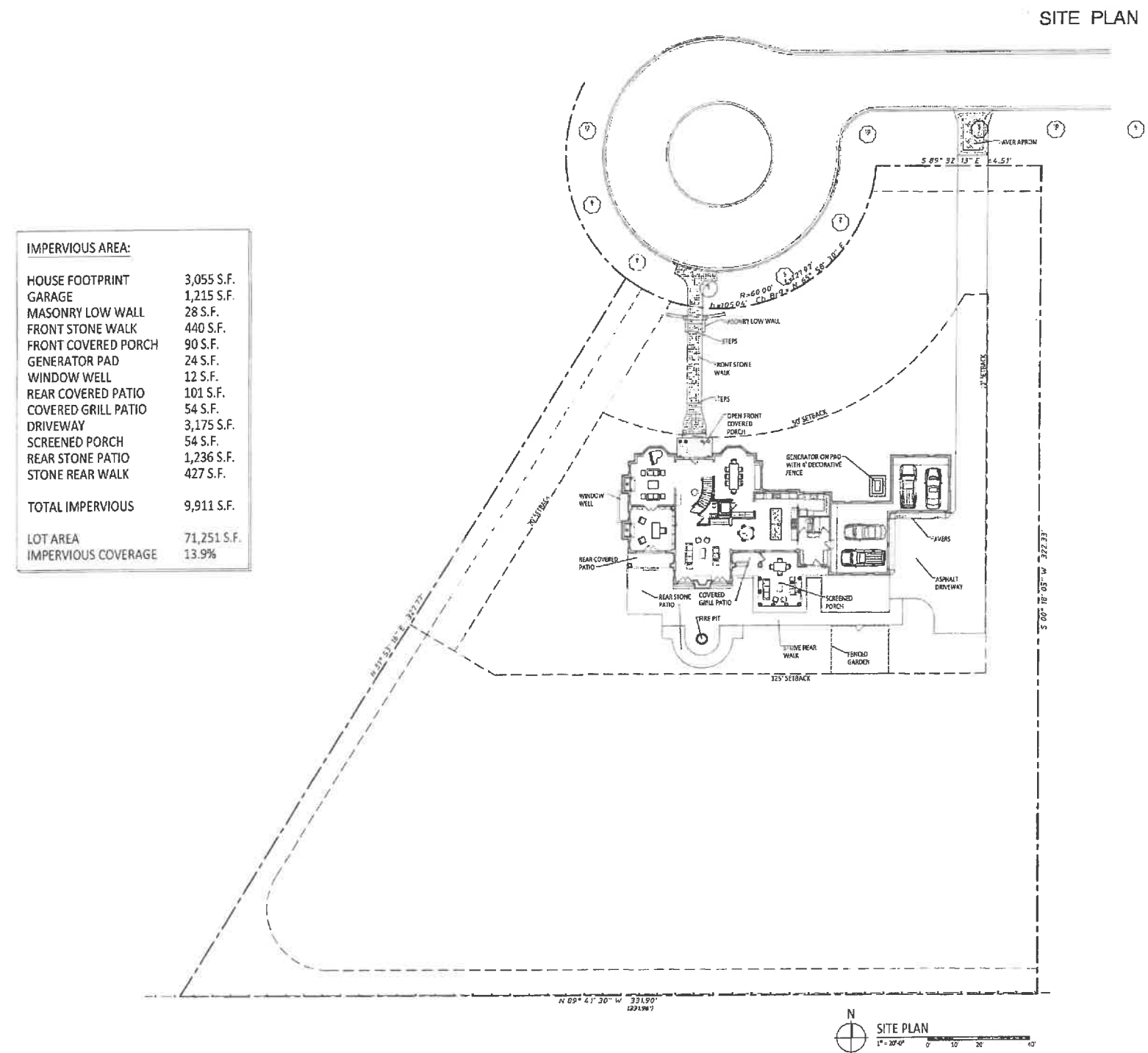
PASSED THIS __ DAY OF _____, 2022.

Mayor

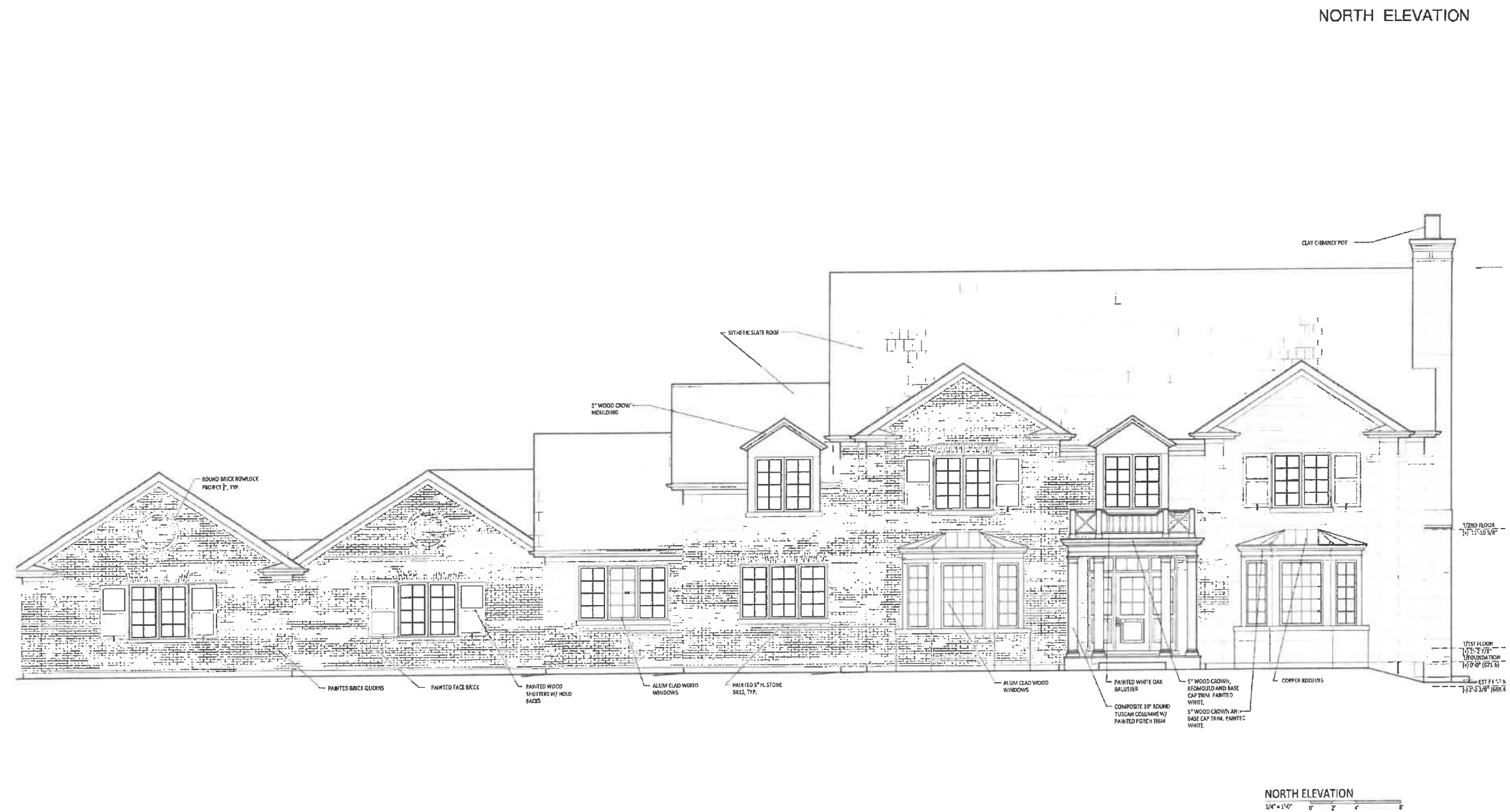
ATTEST:

City Clerk

The Plans

[illegible]

The Plans



NORTH ELEVATION

$1/4" = 1'-0"$ 0' 2' 4' 8'



ORREN PICKELL
DESIGNER/DIRECTOR

PHOTOGRAPHY
000157257497
16009 WILLIAMS, A.
000231175 SUITE 200 877

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Orren Pickell Design Group, Inc.

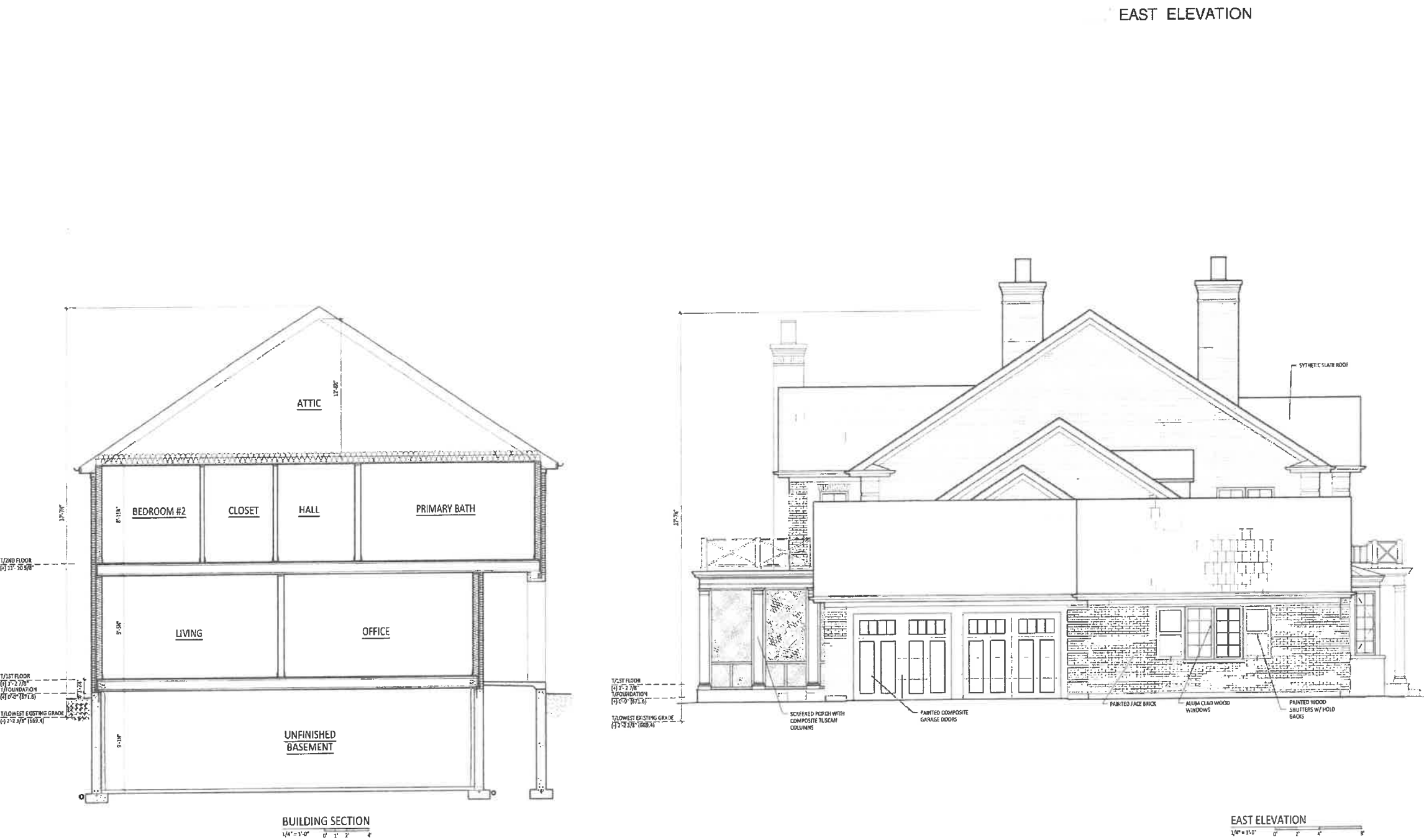
KASDIN RESIDENCE
LOT 9 WHITEHALL LN, LAKE FOREST, IL 60045

5/30/2021	PRO. PREPARED BY PLAN
2/10/2021	SITE PLAN
1/07/2021	PRELIMINARY DESIGN
3/29/2022	B4B SUBMITTAL
4/25/2022	B4B SUBMITTAL

A1

GROUP EXHIBIT B

The Plans





OREN PICKELL
DESIGN GROUP, INC.

444 S. WILSON BLVD., SUITE 202
VILASHTA, IL 60051
TEL: 630.208.1000
WWW.ORENPICKELLDG.COM

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KASDIN RESIDENCE
LOT 9 WHITEHALL LN, LAKE FOREST, IL 60045

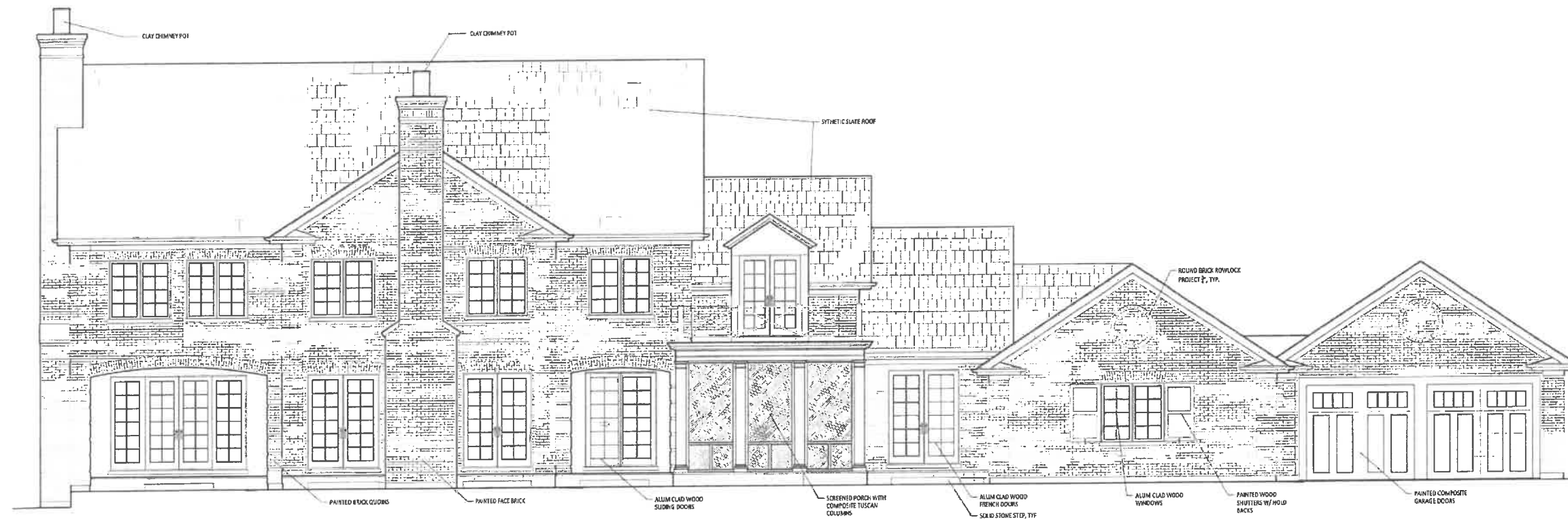
DATE	11/10/2021	PROJECT	LOT 9 WHITEHALL LN
BY	11/10/2021	DESIGNER	PRELIMINARY DESIGN
CHECKED	11/10/2021	DATE	11/10/2021
APPROVED	11/10/2021	DATE	11/10/2021

PROJECT NO. 19-2145-00

A4

The Plans

SOUTH ELEVATION



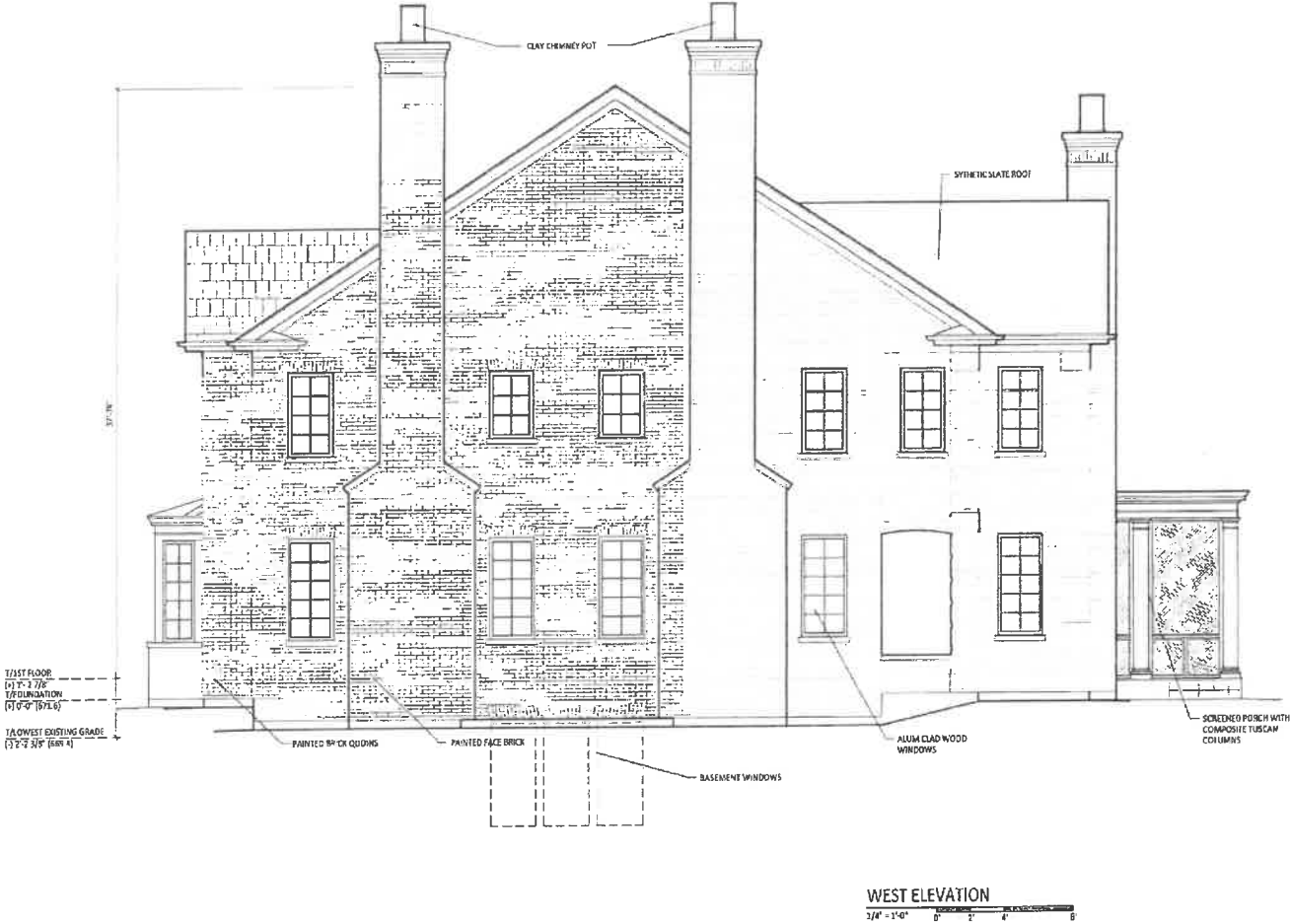
SOUTH ELEVATION

	
<p>444 SPOONER BLVD, SUITE 300 WILMINGTON, IL 60091 815.272.1393 PKC@ORRENPKICKEL.COM</p>	
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<p>KASDIN RESIDENCE</p> <p>LOT 9 WHITEHALL LN, LAKE FOREST, IL 60045</p>	
DATE	DESCRIPTION
9/24/2021	PRELIMINARY DESIGN
3/15/2021	SITE PLAN
1/10/2021	PRELIMINARY DESIGN
8/17/2021	PRO SUBMITTAL
4/15/2021	PRO SUBMITTAL
<p>PROJECT NO. S-2745-00</p> <p>A2</p>	

GROUP EXHIBIT B

The Plans

WEST ELEVATION





ORREN PICKELL
DESIGN BUILD FIRM

444 SEDGE RD., SUITE 200
WILMINGTON, IL 60045
TEL: 630.261.1000
WWW.PICKELLDIRECT.COM

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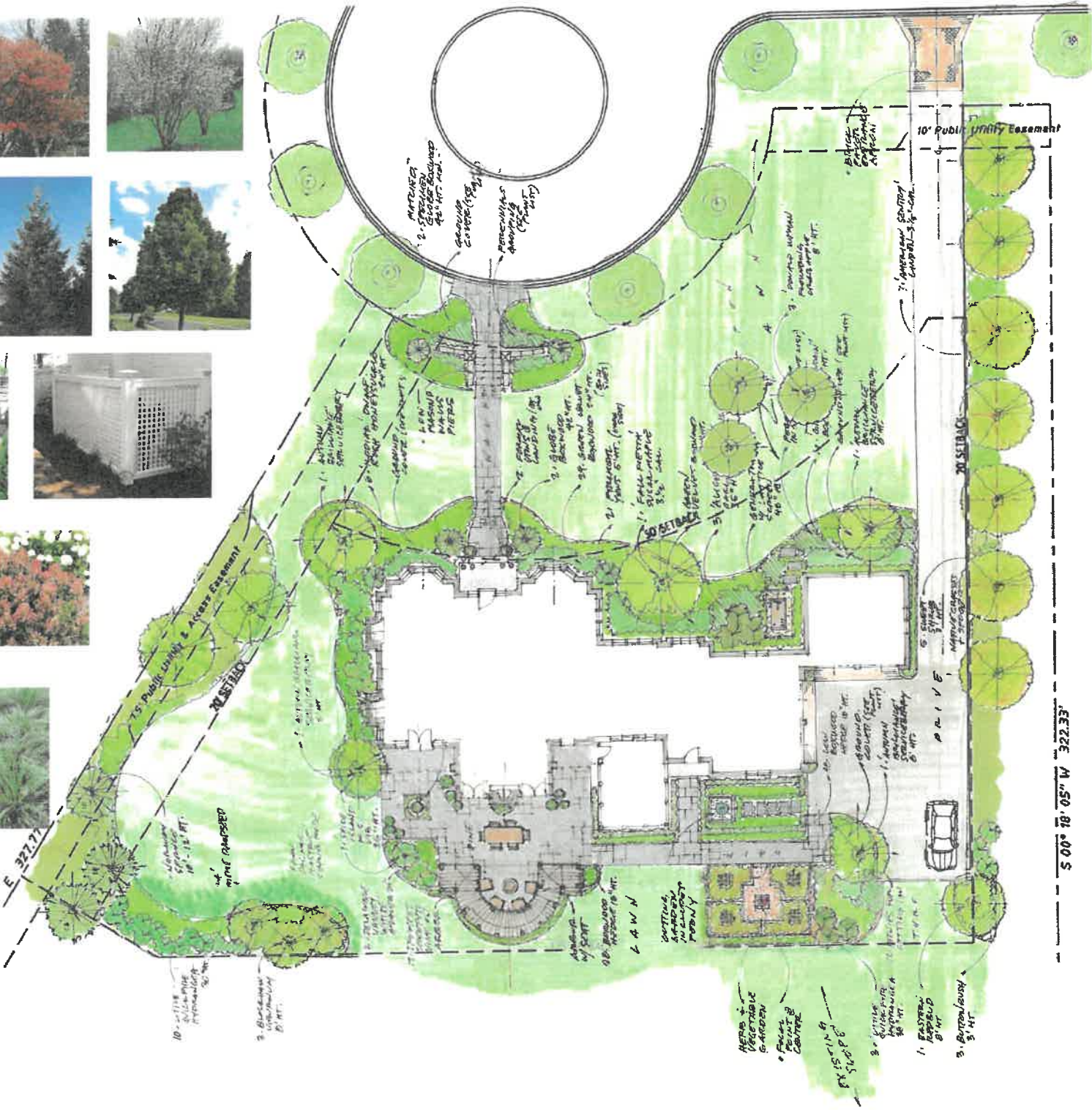
KASDIN RESIDENCE
LOT 9 WHITEHALL LN, LAKE FOREST, IL 60045

DATE	DESCRIPTION	BY	DATE
10/01/2021	PRELIMINARY DESIGN	ORP	10/01/2021
10/01/2021	PRELIMINARY DESIGN	ORP	10/01/2021
10/01/2021	PRELIMINARY DESIGN	ORP	10/01/2021
10/01/2021	PRELIMINARY DESIGN	ORP	10/01/2021

PACILET NO. 1-2403-00

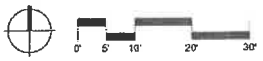
A3

The Plans



LANDSCAPE PLAN

Plant	Quantity	Notes
1. Red Maple	1	10' x 12'
2. Yellow Birch	1	10' x 12'
3. White Birch	1	10' x 12'
4. Red Maple	1	10' x 12'
5. Yellow Birch	1	10' x 12'
6. White Birch	1	10' x 12'
7. Red Maple	1	10' x 12'
8. Yellow Birch	1	10' x 12'
9. White Birch	1	10' x 12'
10. Red Maple	1	10' x 12'
11. Yellow Birch	1	10' x 12'
12. White Birch	1	10' x 12'
13. Red Maple	1	10' x 12'
14. Yellow Birch	1	10' x 12'
15. White Birch	1	10' x 12'
16. Red Maple	1	10' x 12'
17. Yellow Birch	1	10' x 12'
18. White Birch	1	10' x 12'
19. Red Maple	1	10' x 12'
20. Yellow Birch	1	10' x 12'
21. White Birch	1	10' x 12'
22. Red Maple	1	10' x 12'
23. Yellow Birch	1	10' x 12'
24. White Birch	1	10' x 12'
25. Red Maple	1	10' x 12'
26. Yellow Birch	1	10' x 12'
27. White Birch	1	10' x 12'
28. Red Maple	1	10' x 12'
29. Yellow Birch	1	10' x 12'
30. White Birch	1	10' x 12'



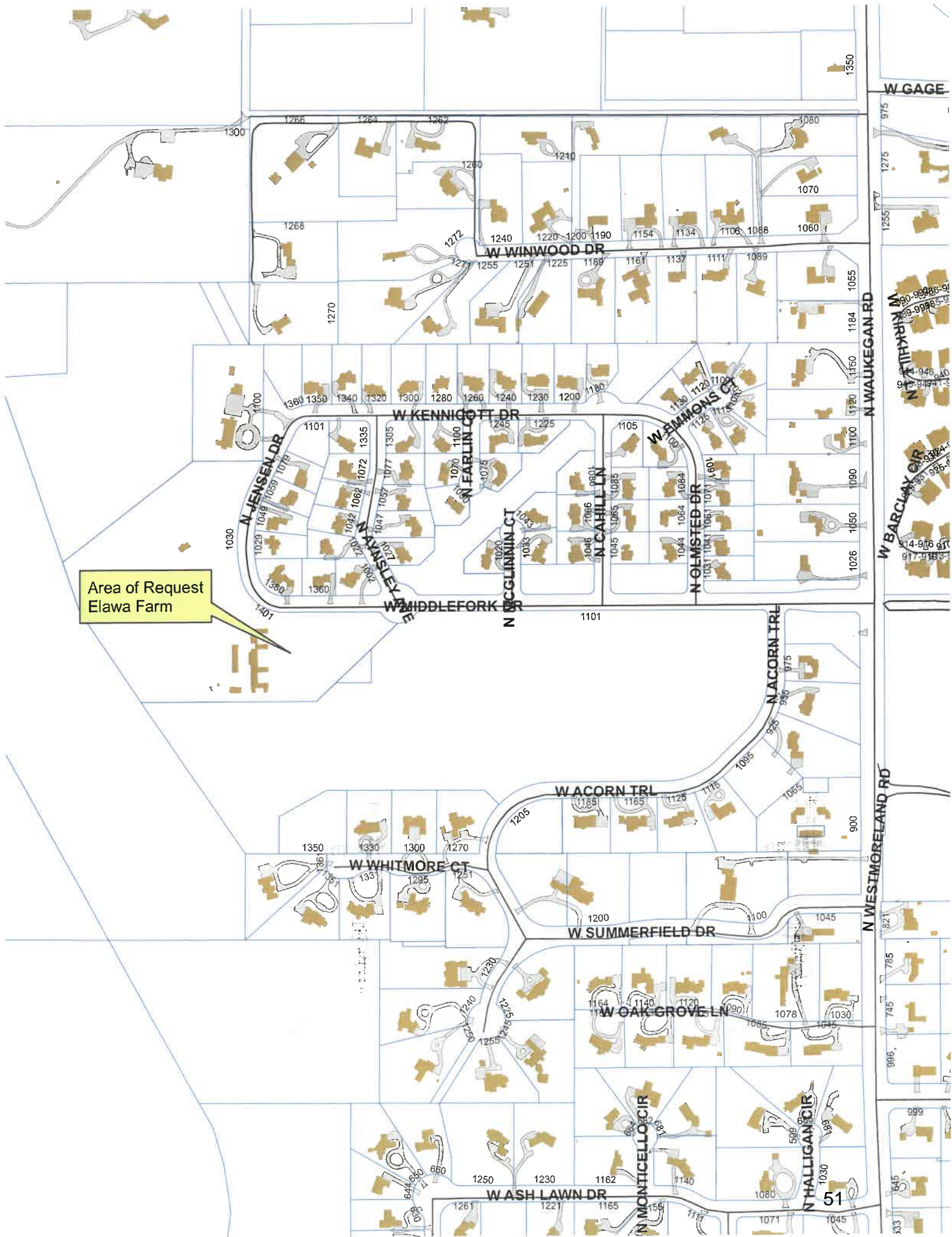
KASDIN RESIDENCE

LOT 9 WHITEHALL LN, LAKE FOREST IL 60045
Project No. 2022.02.18

SCHEMATIC
SCALE: 1" = 10' 0"

MARIANI
300 Rockford Road | Lake Bluff, Illinois 60045
Phone: 847.234.2172 | Fax: 847.234.2154
www.marianilandscape.com

Area of Request
Elawa Farm



An aerial photograph of a rural property, Elawa Farm, showing a mix of wooded areas, open fields, and several ponds. A yellow callout line originates from a label on the left and points to a specific area in the center of the farm. Other labels identify a 'CHICKEN COOP' and 'PROPOSED GARDEN IMPROVEMENTS' near a building complex. The surrounding landscape includes a residential neighborhood with houses and streets, and a winding road or stream on the left side.

Area of Request
Elawa Farm

PROPOSED GARDEN IMPROVEMENTS

CHICKEN COOP

THE CITY OF LAKE FOREST

ORDINANCE NO. 2022 - _____

**AN ORDINANCE APPROVING AN AMENDMENT TO THE SPECIAL USE PERMIT FOR ELAWA FARM
(1401 Middlefork Farm Drive)**

WHEREAS, the Elawa Farm Foundation (the "**Foundation**"), a tenant, has filed a petition with the consent of the property owner, City of Lake Forest (the "**Owner**") for an amendment to the Special Use Permit for property legally described in Exhibit A attached hereto and made a part hereof ("**Elawa Farm**"); and

WHEREAS, in 2010, the City of Lake Forest (the "City") granted a Special Use Permit establishing Elawa Farm as a community facility; and

WHEREAS, the Original Special Use Permit was substantially amended in 2019 in response to lessons learned and in the interest of returning the focus of Elawa Farm to community use and education as originally envisioned, in anticipation of fewer large, private rental events; and

WHEREAS, the Foundation has filed a petition (the "Petition") requesting approval of an amendment to the Special Use Permit to allow the establishment of an Enabling Garden, to allow the chicken coop to remain on the Farm on an ongoing basis, and to clarify the limitations on the use of amplified sound in the Hay Barn, 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 City's Zoning Board of Appeals did conduct a public hearing on the Petition on May 9, 2022 and after having fully heard and having considered the

evidence and testimony by all those who wished to testify and, after deliberating, on May 23, 2022 voted 5 to 0 to recommend approval of the amendment and submitted to the City Council a report of its findings a copy of which is attached hereto and made a part hereof as Exhibit B (the "Findings"): and

WHEREAS, the City Council concurs with the findings of the Zoning Board of Appeals and, 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 amend the SUP as set forth in the Ordinance.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF LAKE FOREST, ILLINOIS:

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

SECTION TWO. Approval of Amendment: The 2019 Special Use Permit is hereby amended as follows. (Note: Text changes are reflected in ~~strikeout~~ text for the benefit of the reader, a clean copy of the Ordinance will be provided for signature and recording.)

A. Section 2, Daily Use Activities, is hereby amended in part to read as follows:

6. Farm Animals: Farm animals, defined as animals typically found on a farm in the Midwest, are permitted on the site on a limited basis only in the overlay area designated in the Master Plan, the southern portion of the Garden.

- ~~i. Farm animals, for events such as a petting zoo or other demonstrations, are permitted at Elawa Farm up to 5 days a year.~~
- ii. No farm animals may be kept on the site overnight with the following exceptions:
 - ~~a. An incubator, housed in the farm buildings, for an "egg to chicken" demonstration is permitted.~~
 - b. A pilot program is authorized from May 1, 2019, through October 1, 2019, allowing Up to 10 **12** adult hens to **may** be kept on the

site wholly within the overlay area designated in the Master Plan, the southern portion of the Garden. The chickens must be secured in a temporary pen/chicken coop. ~~which must be removed at the end of the pilot program. At the conclusion of the pilot program, establishing the program on a permanent basis may only be considered through further amendment to this Special Use Permit.~~

Any and all required licenses, permits or approvals related to farm animals must be obtained from outside agencies to meet all applicable health and life safety requirements **on an ongoing basis.** ~~and must be submitted to the Coordinator a minimum of 30 days prior to bringing animals on the site.~~

B. Section 2, Events, is hereby amended in part to read as follows:

9. Requirements for all Events: The following minimum requirements shall be met for all Events:

- c. Amplified Events. Amplified Events are defined as any Event at which electronic means are used to increase or enhance sound inclusive of music and voices. Six (6) amplified Events, inclusive of daytime and evening Events, are permitted annually. No more than two (2) amplified Events are permitted within any 30-day period and amplified Events are not permitted on consecutive evenings. Amplification is permitted only in the Private Rental Event Area located west of the Wagon Shed and in the Hay Barn. *Exception:* Events held **in the Hay Barn are permitted to use the installed sound system at preset levels which must be set to minimize audible sound outside. No sound from the speakers inside the Hay Barn may be audible a distance of 20 feet away from the space in all directions.** ~~within the farm buildings, with doors closed, are permitted to use amplification only for individuals speaking to groups and these Events will not be counted toward the six (6) permitted amplified Events.~~

C. Exhibit B to the 2019 Special Use Permit, Section "Use Areas - Garden" is hereby amended to add the following:

- **The Garden is available for short term use by classes, programs and tours hosted by the Elawa Farm Foundation that visit the Garden for educational purposes and to assist with routine garden related tasks. (The classes, programs and tours shall not use the Garden as a primary gathering space but instead, as one component of a larger program based elsewhere on the Elawa Farm Campus.**

D. Exhibit B to the 2019 Special Use Permit, Section “Use Areas - Garden” is hereby amended to add the following

Enabling Garden. One section of the Garden may be improved with garden elements that increase the accessibility for people with various abilities. The location of the Enabling Garden and improvements shall be consistent with the attached exhibit.

- a. The Enabling Garden, like the overall Garden, is available as a short term, secondary gathering space, for classes, programs and tours held by the Elawa Farm Foundation and primarily conducted in the farm buildings or in the courtyard.
- b. The Enabling Garden is not intended as primary classroom space or an arrival or departure space for classes, programs and tours.
- c. No private rental events are permitted in the Enabling Garden permitted to be used by available for use.
- d. To delineate this area of the Garden and to discourage use not associated with classes, programs and tours offered by the Elawa Farm Foundation, access from the main path shall be gated and no permanent seating except the two benches reflected on the attached exhibit is permitted.
- e. No tents or canopies are permitted in the Enabling Garden.
- f. No parking for activity or maintenance within the Enabling Garden is permitted on Middlefork Farm Drive.
- g. Use of the Enabling Garden is not permitted after dusk.
- h. No sound amplifying devices may be used in the Garden overall.
- i. The capacity of the Enabling Garden shall not exceed 25 at any time.

SECTION THREE: 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 Special Use Permit itself in the manner provided in the Zoning Code and by applicable law. Nothing in this Ordinance amends or otherwise modifies the terms and conditions of the SUP.

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 Petitioner has 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

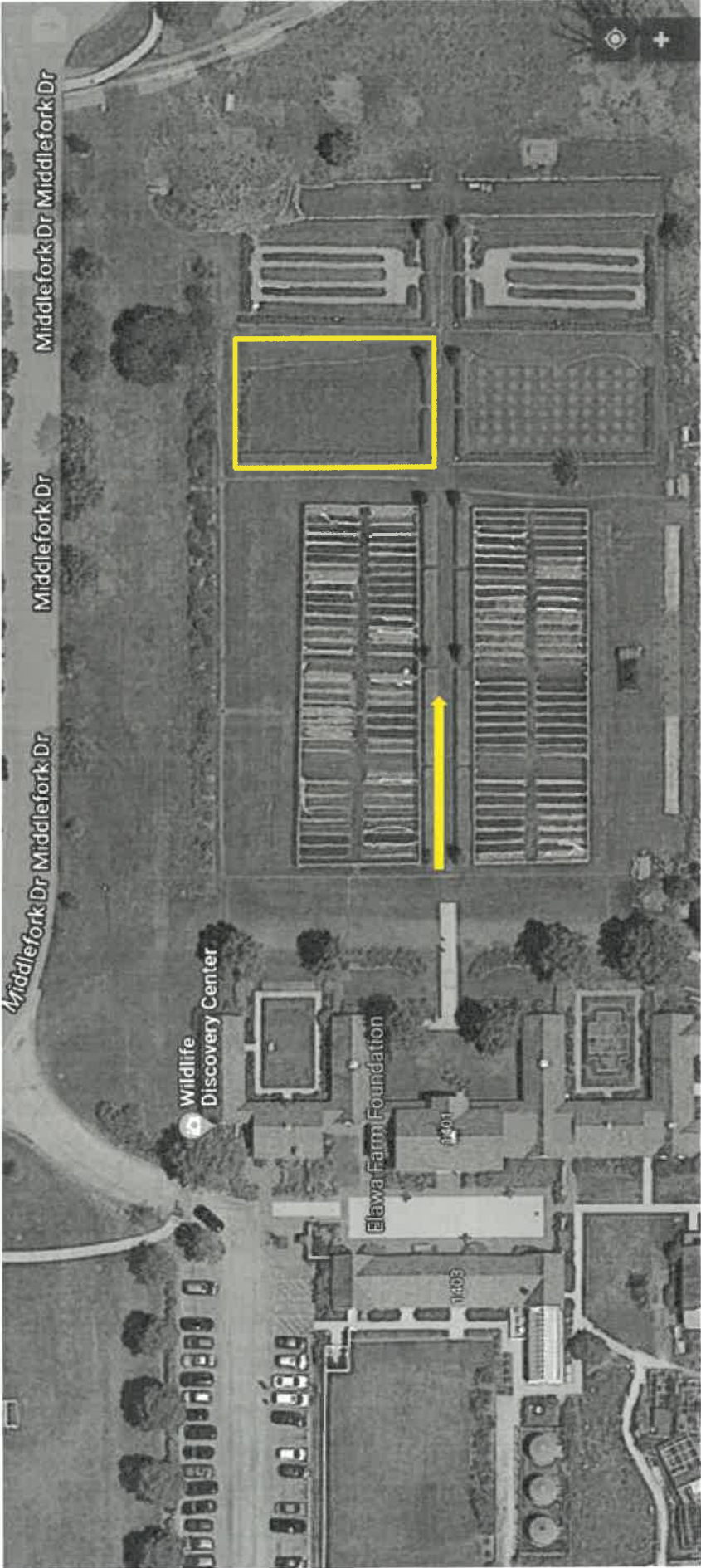
ATTEST:

City Clerk

EXHIBIT B
Findings

1. The establishment of an Enabling Garden in a portion of the Elawa Farm Garden and the use of the Enabling Garden for short term, size limited gatherings by classes, programs and tours typically hosted by the Elawa Farm Foundation will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the residents and general public.
2. Elawa Farm is a unique community asset, part of the Middlefork Farm neighborhood. Numerous conditions of approval regulate the activities at Elawa Farm recognizing the mix of residential, recreational, educational and passive uses that occur in the immediate area. Elawa Farm adds value and distinction to the area and as limited by the conditions of approval, will not impede the normal and orderly future use or enjoyment of properties in the area for the uses already permitted.
3. No evidence has been submitted to demonstrate that the proposed Enabling Garden or the other proposed amendments will substantially diminish property values in the neighborhood.
4. No changes are proposed to the existing historic buildings. The proposed pergola is a low profile, open structure which is located in an area at a lower grade than the adjacent public street. The pergola and garden are screened by existing vegetation and will be only minimally visible from off the site.
5. Adequate utilities, roads and drainage facilities are already available to the site.
6. The Enabling Garden is intended to serve existing users of Elawa Farm. The Enabling Garden in and of itself will not generate additional traffic at Elawa Farm.
7. The activities in the Enabling Garden will be consistent with the Special Use Permit as amended. Except as set forth in the Special Use Permit, the site shall conform to the applicable regulations of the R-5 zoning district and all other applicable uses and regulations.

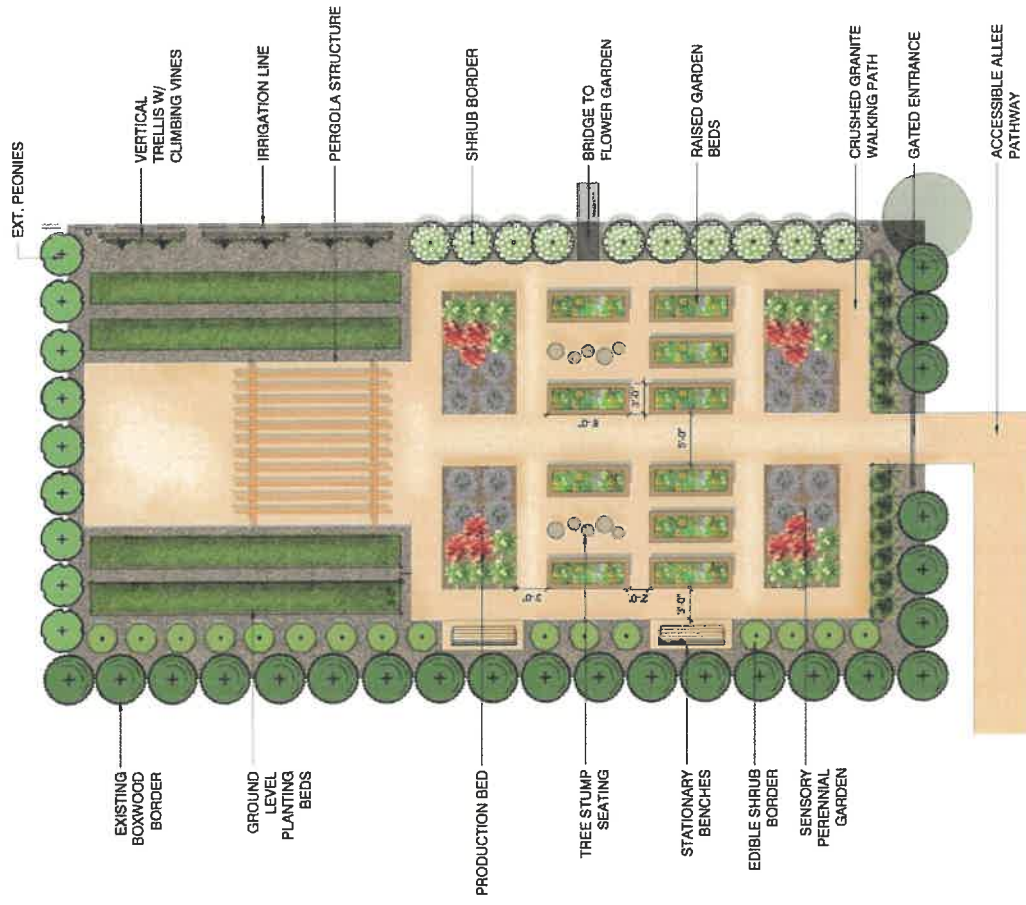
Enabling Garden Location (80'x40')



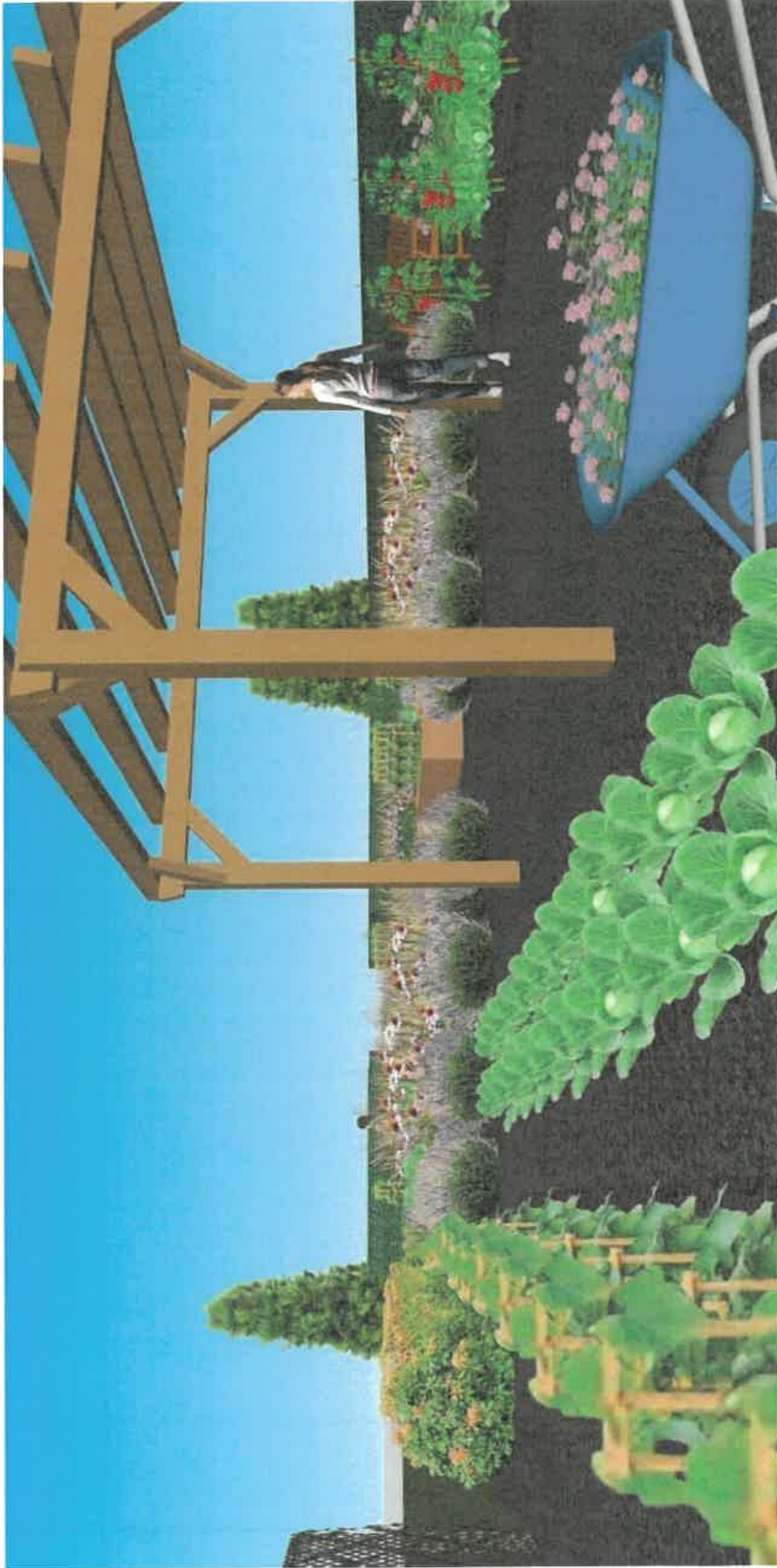
Key elements:

- ❖ Raised garden beds for accessible gardening
- ❖ Accessible crushed granite pathway system
- ❖ In-ground sensory garden beds
- ❖ In-ground production planting beds
- ❖ Two (2) stationary benches for seating
- ❖ Centralized pergola for temporary shade

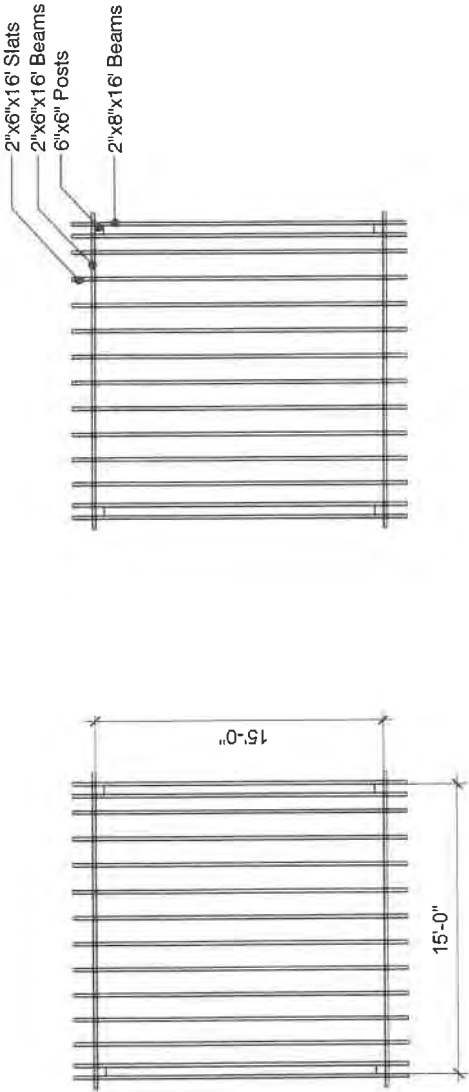
Design & graphics by Clare Johnson (Grounded in Design)



Shade Element



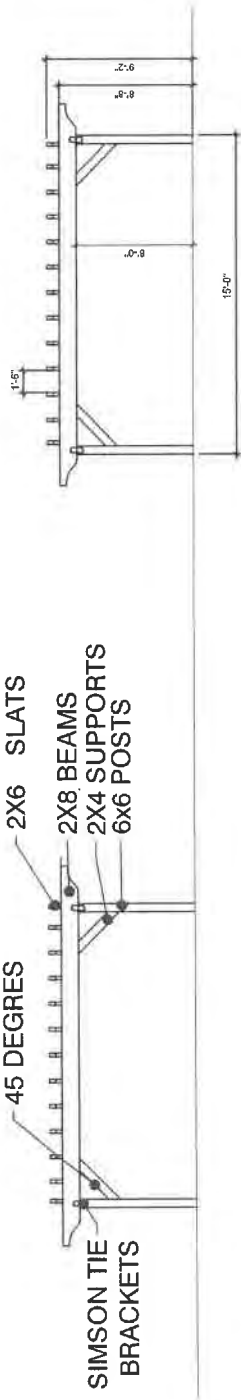
Design & graphics by Clare Johnson (Grounded in Design)



SHADE STRUCTURE PLAN

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

1



SHADE STRUCTURE SECTION

SCALE: 3/32" = 1'-0"

2



Elawa Farm Foundation
Pergola Dimension Plan
May 2022



Zoning Board of Appeals' Report and Recommendation

TO:	Honorable Mayor Pandaleon and Members of the Council
DATE:	May 23, 2022
FROM:	Chairman Sieman and members of the Zoning Board of Appeals
SUBJECT:	Elawa Farm – Amendment to Special Use Permit

Property Owner

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

Property Location

1401 Middlefork Drive

Zoning District

R-4 - Single Family Residence
District

Owner: City of Lake Forest

Tenant Representatives: Elawa Farm Foundation
Laura Calvert, Executive Director

Zoning Board of Appeals' Recommendation

The Zoning Board of Appeals voted 5 to 0 to recommend approval of amendments to the Elawa Farm Special Use Permit as detailed in the Ordinance presented to the Council for consideration. Language changes and the incorporation of a site plan of the planned Enabling Garden are incorporated into the Ordinance.

Summary of the Request

This is a request for consideration of limited amendments to the Elawa Farm Special Use Permit. The Elawa Farm Master Plan is an exhibit to the Special Use Permit. Elawa Farm operates under a Special Use Permit because it is a non-residential located on residentially zoned property.

The Elawa Farm Foundation's plans to add improvements to one section of the Garden to create an "Enabling Garden" triggered this request. The improvements are intended to facilitate access to garden based experiences and garden related education for people with limited mobility.

Two additional amendments to the conditions of the Special Use Permit were also considered by the Board:

- 1) Permit the chicken coop in the southern portion of the Garden as an ongoing use. (Currently, the chicken coop was authorized by the 2019 approvals as a pilot program.

- 2) Refine the language relating to amplified sound for events wholly within the Hay Barn.

Background

The Special Use Permit, with the Master Plan attached as an exhibit, was substantially amended in March 2019. The experiences and lessons learned since approval of the original Special Use Permit in 2010 resulted in a lengthy period of study and public meetings ultimately leading to the 2019 approvals. The 2019 Special Use Permit regulates the use of Elawa Farm today and was provided to the Zoning Board of Appeals as background information.

A key focus of the 2019 amendments to the Special Use Permit was to limit the number and size of private rental events, especially weddings or similar events held in the evening house. The direction of the 2019 approvals encouraged activities that align with the vision for Elawa Farm.

In part, the Vision Statement for the Elawa Farm Master Plan states:

Elawa Farm is open to the public, a place for community members to experience, study and explore an historic Gentleman's Farm and Garden and an accredited nature center, the Wildlife Discovery Center, in the context of unique surroundings; an established single family neighborhood, preserved open lands and the Middlefork Savanna, a sensitive and significant natural area.

- *Elawa Farm is a community resource where stewardship of the environment and history of the site are achieved through education, preservation, restoration and conservation.*

Elawa Farm is owned by the City of Lake Forest. In 1998, as a result of a partnership between the Carroll Family, Lake County Forest Preserves District, Lake Forest Open Lands Association, the developer and the City of Lake Forest; Elawa, a Gentleman's Farm, was preserved as a community resource. The original 200-acre parcel was subdivided into 72 single family residential lots consistent with the density permitted by the underlying zoning. And, by using a conservation subdivision approach; wetlands, an oak savannah, prairie and many of the structures and the garden from the historic Gentleman's Farm were preserved.

Today, portions of the original 200 acres are owned by the Lake County Forest Preserves District, Lake Forest Open Lands Association and the City. The City ownership includes a neighborhood park which is under the purview of the City's Park and Recreation Department, a site north of the park that is reserved for a public elementary school if one is ever needed in this area, and Elawa

Farm. Importantly, only Elawa Farm is governed by the Master Plan and Special Use Permit.

There is interplay between the various parcels and ownerships in the area including the adjacent single family residential neighborhood, the Middlefork Farm Subdivision. There is a collective impact from the activities that occur at Elawa Farm, Elawa Park, on the Forest Preserves land and in the Lake Forest Open Lands areas. This unique blend of resources brings with it some demands ranging from parking and traffic to finding a workable balance of overall activities. The adjacent residential neighborhood certainly benefits from proximity to extraordinary natural and historic resources, but is also impacted by traffic, frequency of use, noise and overall activity levels. As with all special uses, the Board, and ultimately the City Council, is faced with balancing community benefits with off-site impacts and with balancing various interests.

The Elawa Farm Foundation, a not for profit organization, is a tenant of the Farm and as such, pays rent and is responsible for maintenance and ongoing care of designated spaces within the farm buildings and the Garden. The City is responsible for the overall care and long term preservation of the overall site. The Wildlife Discovery Center, a program of the City's Parks and Recreation Department, is located at Elawa Farm.

Staff Analysis

❖ *Why is an Amendment Required for the Enabling Garden?*

The Elawa Farm Foundation's plan to create an Enabling Garden in one section of the larger Garden triggers an amendment to the 2019 Special Use Permit and the associated Master Plan because of certain provisions in those documents. Those provisions are noted in part below. (As noted above, the 2019 Special Use Permit, with the Master Plan attached as an exhibit, is the controlling document for Elawa Farm currently and is included in the Board's packet.)

Page 2 of Exhibit B to the Special Use Permit, the Master Plan – Entrance Corridor states:

"The Entrance Corridor is the open area located along Middlefork Drive, adjacent to the parkway along the public street. The Corridor is part of the visual approach to Elawa Farm.

- Low native plantings are appropriate for this area.*
- The Entrance Corridor is intended to remain free of solid landscaping and sight obstructing fences to provide an open space buffer between the working Garden and the residential neighborhood.*
- Views across the Garden, from Middlefork Farm Drive, should be preserved.*

Page 2 of Exhibit B to the Special Use Permit, the Master Plan – Garden states:

"The garden plantings and protective garden barriers are intended to allow for views into the Garden and views of the buildings and prairie beyond while at the same time discouraging natural predators."

Vegetative screening and an open pergola are proposed which together may, to some extent, limit views from certain points, into the Garden. Given the low profile of the proposed plantings and the pergola, and the change in grade from the road, the proposed improvements are not expected to obstruct views of the buildings or the prairie beyond.

Page 5 of Exhibit B to the Special Use Permit, the Master Plan – Opportunity Areas states:

*"As uses evolve at Elawa Farm, this Master Plan recognizes the possible need for limited future additional structures on the site. New structures are only permitted in areas as designated in this Master Plan. **Prior to new structures at any other locations, amendments to this Plan will need to be considered through a public process.**"*

The Master Plan identifies the southern portion of the Garden for new structures. The area where the pergola in the Enabling Garden is proposed is not currently identified in the Master Plan for structures. An open pergola is proposed and is considered a structure.

❖ *Overview of the Proposed Enabling Garden in the Context of Current Approvals*

The proposed Enabling Garden is in the northeast portion of the larger Garden. Proposed improvements include raised bed garden beds, an open pergola to offer a small area of shade, accessible pathways, two stationary benches and an entrance gate. The pergola is proposed at nine feet tall. All these elements are typical garden features.

Modification of the surface of the central pathway through the Garden is also proposed. The grass will be replaced with an ADA compliant surface as described in the petitioner's statement. A separate, new ADA compliant pathway was originally proposed through the grassy area to the north of the overall Garden to provide access directly to the Enabling Garden. In response to concerns raised by some neighboring residents, and to respect the historic footprint of the Garden, the concept of a separate path was eliminated from the plan.

The Enabling Garden, as described by the Elawa Farm Foundation, is not intended to add or expand the type or number of activities that currently occur in the Garden. Instead, the improvements are intended to offer limited amenities, as noted above: raised gardening beds, shade, accessible paths and limited seating all to benefit participants in the types of classes, programs and tours that are currently offered by the Elawa Farm Foundation. These groups currently visit the Garden for lectures, enjoyment and hands on experience as one part of the larger scope of their activities. The Enabling Garden is not intended as a primary location for classes, programs or tours, but as a pass through area. The primary use areas for classes, programs and tours are in the farm buildings or in the courtyard. The petitioner's statement provides detailed information about classes, programs and tours, the types, the frequency and the number of participants.

Concerns have been raised about whether the proposed improvements will attract other users or lead to an increase in overall activity in the Garden and Elawa Farm overall. This is an ongoing concern that is heard by staff. Conditions around the use of the Enabling Garden are suggested later in this staff report in response to this concern.

In reviewing the 2019 Master Plan, staff offers the following:

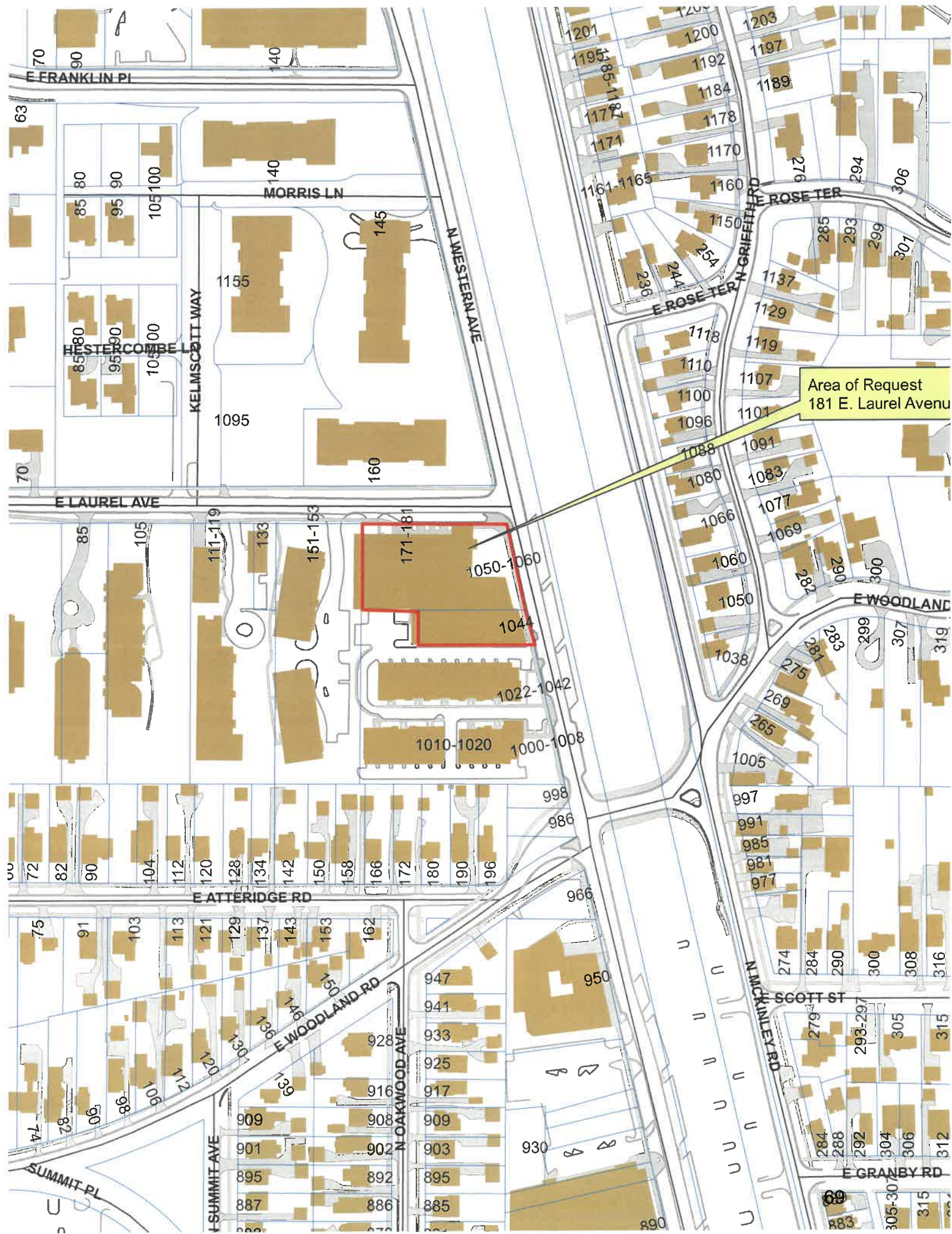
- The proposed Enabling Garden and the activities that would occur within that portion of the Garden are consistent with the permitted Daily Use Activities. (Pages 2 and 3 of the Special Use Permit)
- The Enabling Garden will be for daytime use only. (page 4 of the Special Use Permit)
- The Enabling Garden will support only passive, educational activities. (page 1 of Exhibit B to the Special Use Permit)
- The Enabling Garden enhances opportunities for those with limited mobility to learn about and participate in activities related to gardening. (page 1 of Exhibit B to the Special Use Permit)
- The Enabling Garden will be used for passive activities, as one part of a class, program or tour. (page 1 of Exhibit B to the Special Use Permit)
- Use of the Enabling Garden will respect the limited capacity of Elawa Farm and the area overall. Both the frequency of use of the Enabling Garden and the number of people permitted in the space at one time are restricted by the recommended conditions of use.
- Private funding has been secured for the structures and improvements proposed in the Enabling Garden. (page 1 of Exhibit B to the Special Use Permit)

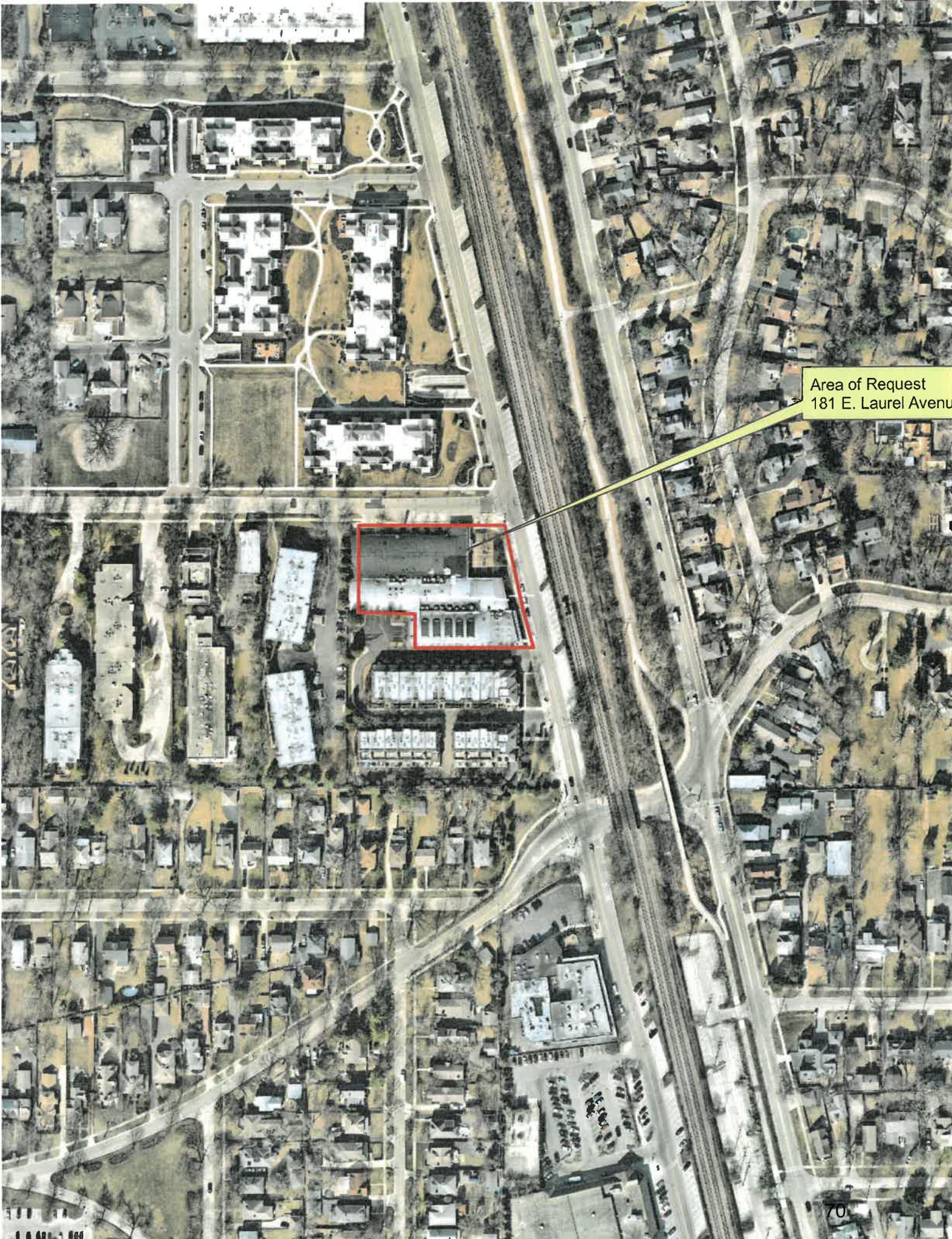
- The proposed improvements are being reviewed through the appropriate processes to verify consistency with the overall character of the site. (page 3 of Exhibit B to the Special Use Permit)
- No events will be held in the Enabling Garden.
- The Enabling Garden is intended to enhance existing program and is not anticipated to drive additional traffic or create additional parking demand. (page 5 of Exhibit B to the Special Use Permit)

Public Comment

The Elawa Farm Foundation has offered information about the proposed Enabling Garden in various formats over the past several months to neighboring residents and the Middlefork Farm Homeowners' Association and invited feedback and ongoing discussion.

Public notice of this petition was provided by the City in accordance with applicable requirements. Notice was mailed by the Community Development Department to surrounding properties and the required notice was published in the local newspaper. The agenda for both of the Zoning Board of Appeals' meetings were posted at five public locations and were posted on the City's website. Written information, letters and e-mails received from interested parties are included in the Board's packet and have been made available to the City Council.





Area of Request
181 E. Laurel Avenue

THE CITY OF LAKE FOREST

ORDINANCE NO. 2022-_____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AUTHORIZING SOPHIA STEAK, A FULL SERVICE RESTAURANT, TO OPERATE AT 181 E. LAUREL AVENUE, WITHIN 150 FEET OF A RESIDENTIAL ZONING DISTRICT

WHEREAS, Gershman Properties, (the "**Owner**") is the Owner of that certain real property commonly known as 181 E. Laurel Avenue, Lake Forest, Illinois and legally described in Exhibit A, attached hereto (the "**Property**");
and

WHEREAS, Ballyhoo Hospitality (the "**Tenant**") proposes to establish and operate a restaurant, Sophia Steak Lake Forest, in existing tenant space previously approved for restaurant 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 new full service restaurant within 150 feet of a residential zoning 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, and Section 159.111, Community Commercial Business District, 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 deliberation, voted 5 to 1 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 Plan Commission welcomed the new restaurant and thanked Ballyhoo Hospitality for their interest in Lake Forest noting residents continually express an interest in more restaurants in the community; 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 and 159.111(C) 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 and 159.111(C) 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 establishment and operation of Sophia Steak Lake Forest, a full service restaurant on the Property generally in conformance with the plans 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 Sophia Steak Lake Forest:

1. No employee parking is permitted on public streets.
2. No parking is permitted on private driveways or private property without prior written permission from the property owner(s).
3. No customer parking is permitted on Laurel Avenue, west of the commercial building.
4. Use of and activity on the patio in any form is not permitted after 10:30 p.m. Sunday through Thursday and after 11:30 p.m. on Friday and Saturday evenings. Clean up activity must be completed within the permitted times noted above.
5. If determined to be necessary, at the sole discretion of the City, Sophia Steak Lake Forest shall offer valet parking. City owned remote parking lots located on the east side of the railroad tracks, south of Woodland Road, are available for use for valet parking.
6. Exterior lighting, signage and awnings proposed for the site shall be subject to City review and if not in full compliance with Code requirements and City guidelines, will be referred to the Building Review Board. The light source for all exterior lighting shall be shielded from view from off the property and only essential security lighting is permitted to remain on after operating hours.
7. A high quality air filter/hood system is required and must be maintained on a regular basis. A maintenance schedule for the exhaust and filter system of the restaurant must be submitted and approved by the City prior to the issuance of an Occupancy Permit for the restaurant.

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

Special Use Permit Criteria #1: The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The proposed restaurant is consistent with other uses in the Central Business District and is not unlike other uses that are in proximity to the residential neighborhoods that border the full length of the City's business. In general, the business and residential uses have been able to co-exist for many years. Issues do come up from time to time and efforts are made to resolve them by working with all parties to assure that both the residential neighborhoods and the businesses thrive.

The continued operation of this space as a restaurant will not be detrimental to or endanger public health, safety, morals, comfort or general welfare and will offer an amenity often requested by Lake Forest residents.

Special Use Permit Criteria #2: The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and will not substantially diminish and impair property values within the neighborhood.

The proposed new restaurant is consistent with the long established use of the property. The proposed use, if operated consistent with the recommended conditions of approval, will not be injurious to the use and enjoyment or value of properties in the immediate area. Importantly, the restaurant operators are experienced and known for operating a first class restaurant. The proposed restaurant will be an amenity to the neighboring residential area and will add vitality to the City's business district.

Consistently, resident surveys indicate an interest in bringing new restaurants into the City's business district. In addition, the City's Strategic Plan places a high priority on encouraging new businesses to bring increased activity into the City's core and support property values throughout the community.

Special Use Permit Criteria #3: The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. In business districts, the special use will not negatively affect the overall character of the area or detract from the primary retail nature of the district.

The surrounding area is already developed. The proposed restaurant may attract other tenants to this commercial building to provide increased options and to meet the needs and interests of the growing residential population located within walking distance.

The proposed restaurant will add to the vitality of the Central Business District and offer an additional dining option in the City's core area. The proposed restaurant, if operated consistent with the proposed conditions of approval, will not negatively affect the overall character of the area and will support and enhance the business district.

Special Use Permit Criteria #4: The exterior architectural appearance and functional plan of any proposed structure will not be incompatible with existing buildings, sites, the larger neighborhood or district so as to cause a substantial depreciation in the property values.

No new buildings are proposed. Minor exterior upgrades are proposed to enhance the entrance to the restaurant.

Special Use Permit Criteria #5: Adequate utilities, access roads, drainage and or necessary facilities have been or are being provided.

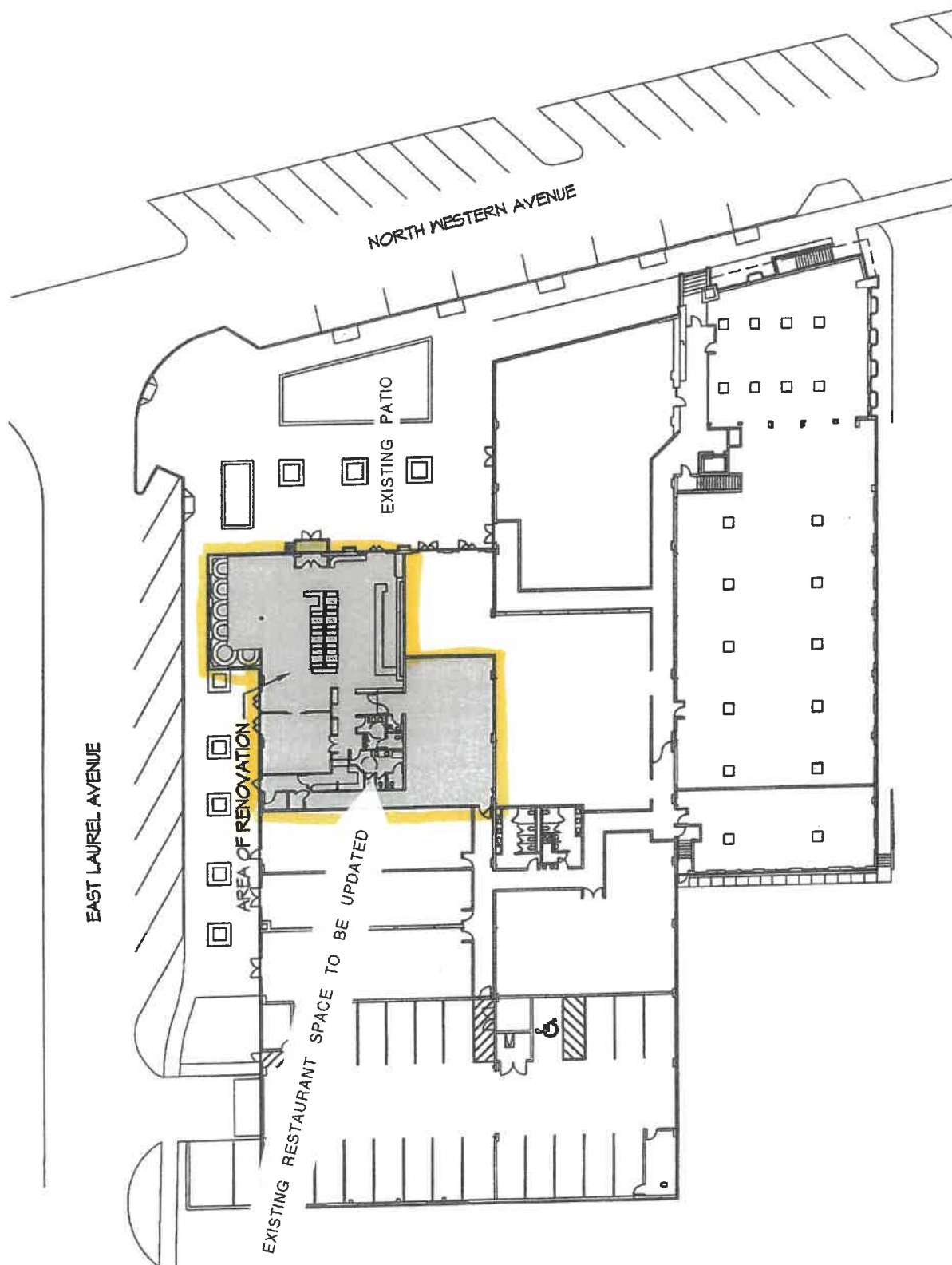
Adequate utilities and other infrastructure are in place to serve the new restaurant which will be in an existing commercial development.

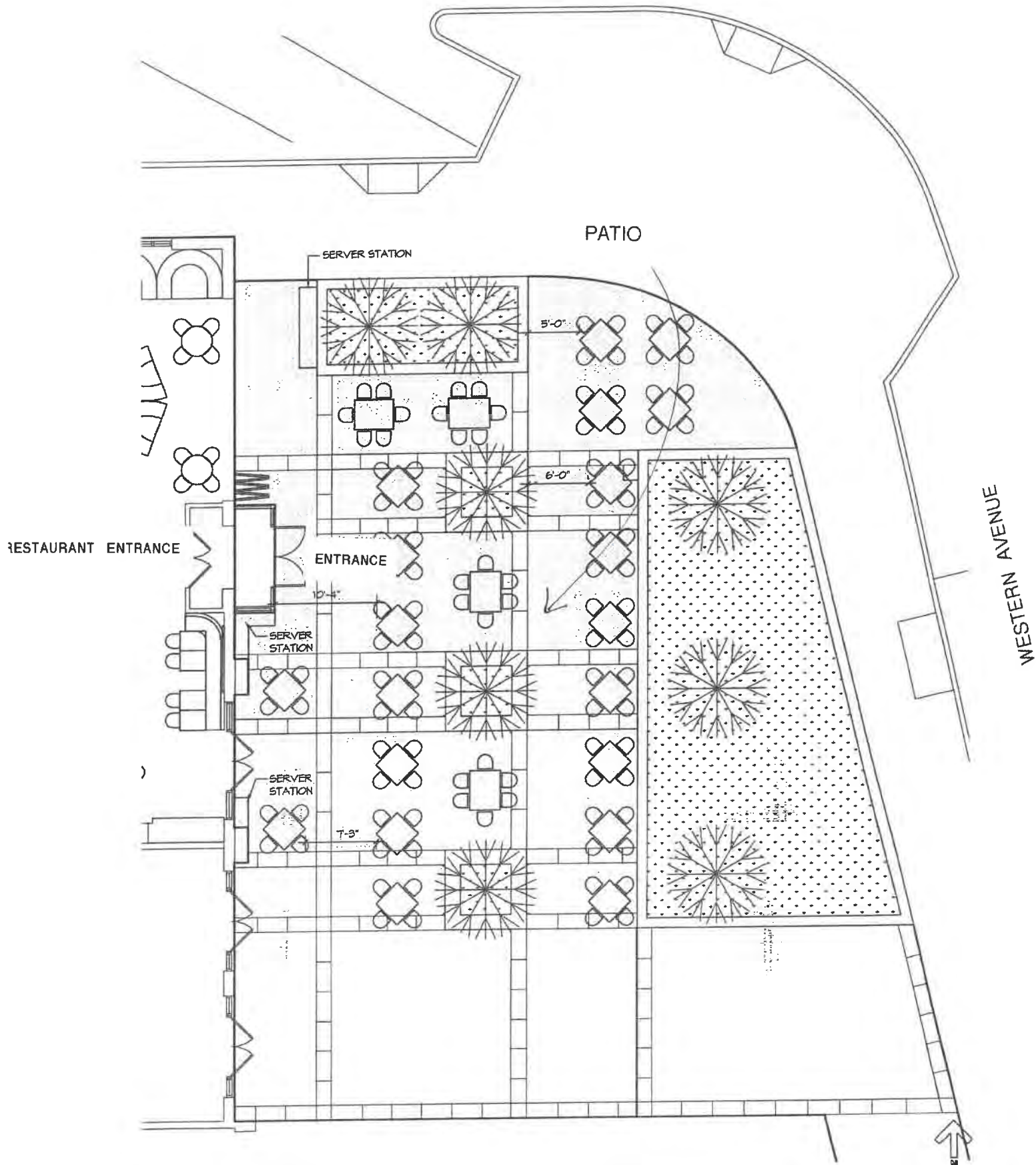
Special Use Permit Criteria #6: Adequate measures have been or will be taken to provide ingress and egress.

This is an existing commercial site. No changes are planned to the location or configuration of the curb cuts.

Special Use Permit Criteria #7: The special use shall conform to the applicable regulations of the district in which it is located except as such regulations may in each instance be modified by the City Council as part of the Special Use Permit.

As recommended, the Special Use Permit for the proposed restaurant will allow operation of the restaurant in a manner consistent with the regulations of the B-2, Community Commercial Business District. No variances from the regulations of the district are requested and the recommended conditions of approval will put operating parameters in place for the new restaurant.







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 for Sophia Steak at 181 E. Laurel Avenue</i>

Petitioner

Ballyhoo Hospitality
Sophia Steak Lake Forest
Ryan O'Donnell, Glenn Keefer,
Jon Farrer (owners)

Property Location

181 E. Laurel Avenue

Zoning District

B-2 Community Commercial

Property Owner

Gershman Properties,
12300 Wilshire Boulevard Suite 310
Los Angeles, CA 90025

Representatives: Ryan O'Donnell, Glenn Keefer, Jon Farrer, Sophia Steak owners
Christopher Canning, attorney

Description of Request

This is a request for a Special Use Permit to allow a new restaurant to be located in space previously occupied by other restaurants. The property is located on the southwest corner of Western and Laurel Avenues in an existing tenant space in a larger, multi-tenant, commercial building.

In 2002 and 2003, the former Knauz car dealership building was modified to allow adaptive reuse as the multi-tenant commercial building that exists today. The Grille on Laurel restaurant was approved by the City Council through a Special Use Permit and was the first restaurant located in the space.

Review Process

Restaurants and bars are permitted outright in the B-2 zoning district except when located within 150 feet of property zoned for residential use. Restaurants proposed within 150 feet of a residential zoning district may only be authorized through a Special Use Permit. The proposed restaurant is located within 150 feet of residential zoning districts. A residential zoning district is located approximately 130 feet to the west, along Laurel Avenue, and a residential zoning district is located on the east side of Western Avenue extending across the railroad tracks and across McKinley Road. Therefore, this petition is presented to the Commission for consideration of a Special Use Permit consistent with the Code requirement. The property directly across Laurel Avenue is not zoned for residential use although the uses located there are part of a residential planned development.

The Special Use Permit process provides for a public hearing before the Plan Commission. The Commission is required to evaluate special use requests for restaurants based on the standard Special Use Permit criteria and on the performance standards that apply specifically to restaurants. The

criteria and standards are reviewed later in this report. As part of the special use process, the Plan Commission can recommend conditions to the City Council if the Commission determines that approval of the request, with some limitations and requirements, is appropriate. Conditions of approval as part of a Special Use Permit can impose a higher bar for restaurants located within 150 feet of residentially zoned properties than for restaurants located more centrally within the business district.

Background

The corner of Laurel and Western Avenues has long been a commercial site. City records indicate that as early as the 1920's, commercial activity was taking place in this location. At the peak of commercial activity in this area, a large car dealership, a vehicle service garage including a paint spray area, a building materials yard, and the City's Municipal Services Facility and maintenance yard were all located in this area.

In 2001, the City reconsidered whether the commercial zoning designation for the area that is the subject of this petition was appropriate. After much study and discussion, and after several public hearings on the matter, the Plan Commission reaffirmed that the commercial zoning in the area of Laurel and Western Avenues was not only appropriate, but important as a component of the City's business district.

Description of the Site and Surrounding Area

The commercial building on the southwest corner of Western and Laurel Avenue is in the northern portion of the City's Central Business District and has been home to a variety of retail uses, service businesses, restaurants and office tenants for nearly 20 years. This building is located across the street from Kelmscott Park, a new residential development which includes apartments, condominiums and single family homes. Several condominium buildings are located to the west of the proposed restaurant, on the south side of Laurel Avenue, and Regent's Row, the City's only rowhouse development, is located just to the south of the proposed restaurant. Crystal Point Condominiums and other multi-family buildings are located further north on Western Avenue. Single family neighborhoods are located to the east, across the railroad tracks, and to the west toward Green Bay Road. The location has proven in the past to be an optimal location for a restaurant.

Many commercial developments and businesses in the City's linear Central Business District abut residential uses. This juxtaposition can create conflicts while at the same time, provide a unique amenity to residents who are able to walk to restaurants, stores and service businesses. Together, the residential neighborhoods and the Central Business District create a character that is uniquely Lake Forest. The Special Use Permit process provides the opportunity to establish conditions that help to manage potential conflicts between adjacent uses.

KEY ISSUES

Restaurant

As noted above, Sophia Steak proposes to locate in the space previously occupied by restaurants. The size and overall configuration of the space will not change although there will be interior upgrades and alterations to better reflect the established character of Sophia Steak. As proposed, the new restaurant will have a dining room with large booths and tables, a bar with both bar and table seating options, a room for private parties, and seasonal outdoor seating on the existing patio located in front of the restaurant, along Western Avenue.

The restaurant's planned hours are 4 p.m. to 10:30 p.m. Sundays through Thursdays, and 4 p.m. to 11:30 p.m. on Friday and Saturday evenings. No lunch time service is planned. Operating hours may be modified depending on customer interest. City Liquor Licenses allow the service of alcohol, inside or out, until midnight.

As necessary existing systems in the restaurant will be repaired or replaced. The Code requires regular maintenance of the systems. Mechanical noise and odor concerns will be addressed through the best technology available.

Parking

Some on site parking is available in the garage located at the west end of the building. Use of the garage is determined by the building owner in coordination with the tenants of the building. Most of the tenants of the building are daytime uses which frees up the garage space for use by the restaurant in the evening. There is considerable street parking in the immediate area of the restaurant, some on Laurel Avenue immediately adjacent to the building and more on both the east and west sides of Western Avenue. Since the previous restaurants operated in this space, additional diagonal parking spaces have been constructed on the east side of Western Avenue. The prior parallel spaces on the east side of Western Avenue, north of Laurel Avenue, were replaced with diagonal parking spaces as part of the Kelmscott Park development specifically to provide customer parking spaces for businesses in the area.

Valet parking for customers on busy evenings and for special events will need to be offered by the restaurant if demand warrants. Parking for valet service is available on the east side of the railroad tracks, just south of Woodland Road.

Employee parking is not permitted on public streets in the Central Business District. The restaurant owners and manager will be responsible for assuring that employees do not park on City streets. The parking lots on the east side of the railroad tracks can easily accommodate employee parking during the later afternoon and evening hours.

Since this is an existing building, with no expansion of the building footprint, compliance with current on site parking standards is not required. Importantly, the restaurant will be walkable from many of the nearby residential units as well as from many of the single family neighborhoods located in the general vicinity.

Staff Evaluation

Provided below is an evaluation of the **Performance Standards** for restaurants. The Performance Standards, like the special use criteria, are part of the City Code. Findings in response to the special use criteria are detailed in attachment B which is included in the Council packet.

Performance Standard - Availability of parking

Unlike restaurants located in the core of the Central Business District, Sophia Steak will benefit from on site parking in the garage as well as ample on street parking. The site is located close enough to the public parking lots on the east side of the railroad tracks to facilitate valet parking as needed. As part of the Kelmscott Park development, additional on street parking spaces were added specifically to provide customer parking for businesses in this area.

Importantly, given the convenient location, it is expected that many customers from the surrounding residential areas will walk to the restaurant.

The restaurant owners and manager will be responsible for advising all restaurant employees that on street employee parking is not permitted. Community Development staff will work with the property and business owners and the City's Police Department, if necessary, to address any on street parking by employees.

Performance Standard – Building Review Board Approval

Only minor exterior alterations are proposed including modifications to the front entrance. If the proposed signage for the restaurant does not conform to previous approvals for the building, Building Review Board review will be required. Existing landscaping will be updated and enhanced in the patio area.

Performance Standard – Issuance of a Liquor License

The City Council has jurisdiction over the issuance of liquor licenses and determining whether businesses should or should not be permitted to serve or sell alcohol. An application for a liquor license will be considered by the City Council concurrent with the Special Use Permit. The issuance of a liquor license is not under the purview of the Plan Commission.

Liquor licenses granted by the City Council establish hours during which liquor can be sold. Most liquor licenses allow the sale of alcohol between the hours of 11 a.m. and midnight although some licenses permit the sale of alcohol earlier in the morning.

Performance Standard – Ventilation Systems

The City Code requires high quality air filtration and ventilation systems for restaurants. The existing systems will be clean and inspected and, if determined to be necessary, repaired or replaced.

The Code requires regular, ongoing maintenance and cleaning of the ventilation systems and documentation of that work must be submitted to the City on an annual basis.

Performance Standard – Amplified Sound

No amplified outdoor sound or outdoor speakers are permitted by the Code.

Performance Standard – Schedules for deliveries and trash pickup

Hours for deliveries to restaurants and trash pickup are limited by the Code and may not occur earlier than 7 a.m. Trash and recycling containers are located inside the garage on the site. Deliveries will be scheduled to minimize congestion on the adjacent streets.

Performance Standard – Minimizing impacts on single family homes: light, noise, traffic

The proposed restaurant is in an existing commercial building. Delivery trucks will be limited to Western Avenue and the portion of Laurel Avenue immediately adjacent to the commercial building. City staff will work with the restaurant manager to schedule deliveries to minimize disruption to residential neighbors and traffic circulation in the area.

Correspondence and Public Testimony

Notice of this petition was provided in accordance with the Code requirements. A legal ad was published in a newspaper with local circulation. Notices of the public hearing were mailed to residents in the surrounding area by the petitioner and by the City. The agenda for the Plan Commission meeting was posted at public locations and on the City's website. Correspondence received by the Commission was made available to the City Council.

THE CITY OF LAKE FOREST

ORDINANCE NO. 2022-_____

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

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

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

THE CITY OF LAKE FOREST

ORDINANCE NO. 2022 - _____

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

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

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

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

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

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

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

"§111.037 NUMBER OF LICENSES.

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

<i>Class</i>	<i>Maximum Number of Licenses Authorized</i>
A-1	8
A-2	6
A-3	No more than the total number of Class A-1 licenses issued by the city
B-1	1
C-1	4 <u>12</u>

C-2	11
C-3	47 18
D-1	5
E-1	2
F-2	As many as determined reasonable by the Commissioner
F-3	As many as determined reasonable by the Commissioner
F-4	As many as determined reasonable by the Commissioner
F-5	1
F-6	3
G-1	3
G-2	2
I-1	No more than the total number of Class B-1, C-1, C-2, C-3, D-1, E-1 and F-1 licenses issued by the city
I-3	As many as determined reasonable by the Commissioner
J	1
K	1

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

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

Passed this ____ day of _____, 2022.

AYES:

NAYS:

ABSENT:

ABSTAIN:

Approved this __ day of _____, 2022.

Mayor

ATTEST:

City Clerk