

The City of Lake Forest
CITY COUNCIL MEETING
Proceedings of the Tuesday, April 4, 2022
City Council Meeting - City Council Chambers
220 E Deerpath

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

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

Absent: None

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE was recited.

REPORTS OF CITY OFFICERS

COMMENTS BY MAYOR

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

Mayor Pandaleon read the Resolution of Appreciation for Retiring Deputy Fire Chief, Kevin Cronin.

COUNCIL ACTION: Approve the Resolution of Appreciation for Retiring Deputy Fire Chief, Kevin Cronin

Deputy Fire Chief, Kevin Cronin thanked the City Council and staff for their kind remarks and recognition. He expressed gratitude for the community and organization.

Alderman Goshgarian made a motion to Approve the Resolution of Appreciation for Retiring Deputy Fire Chief, Kevin Cronin, seconded by Alderman Preschlack. The following voted "Aye": Alderman Karras, Rummel, Notz, Preschlack, Goshgarian, Buschmann and Weber. The following voted "Nay": None. 7-Ayes, 0 Nays, motion carried.

COMMENTS BY CITY MANAGER

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

COMMITTEE REPORTS

PUBLIC WORKS COMMITTEE

- 1. Report on the 2022 Patching & Resurfacing Project (Omnibus Item overview)**
 - Michael Thomas, Director of Public Works

Director of Public Works, Michael Thomas, provided a brief overview of the patching and resurfacing project explaining the various items that are done in house, and items that the City will contract out. Mr. Thomas explained that funding was reduced this year, due to the usage of asphalt. He explained that the work will be done from May 2022- July 2022 to avoid school traffic. Additionally, Mr. Thomas displayed a map explaining the various roads that will be resurfaced during 2022.

The City Council thanked Mr. Thomas for prioritizing concerns over Conway Road.

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

Director of Public Works, Michael Thomas, provided background regarding the timeline of the project, beginning in early May, and the communications pieces being created for the project. Mr. Thomas stated that from the 2019 storm water study conducted, the Burr Oak storm sewer was listed as a top priority. He further explained the bidding process stating DiMeo Brothers being utilized by the City before in addition to using engineering assistance to identify changes that need to be made. Mr. Thomas highlighted the communications plan explaining the usage of in-person meetings, letters mailed to residents, flyers, and the usage of all digital forms of communication.

The City Council asked clarifying questions regarding the construction of the 1401 N Western Avenue building.

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

Alderman Rummel made a motion to Authorize the City Manager to Execute an Agreement for Construction of the Burr Oak Area Storm Sewer Project to DiMeo Brothers, Inc. in the Base Amount of \$3,896,876 Plus a 10% Contingency of \$389,688. Contingent Upon Final Legal Counsel Approval of the Lake Forest / Lake County Stormwater Management Commission Inter-Governmental Agreement (SMC IGA hereafter), Approve a Change Order in the Amount of \$655,150 Plus a 10% Contingency of \$65,515 for a Total Not-to-Exceed Project Amount of \$5,007,229, seconded by Alderman Goshgarian. The following voted "Aye": Alderman Morris, Karras, Rummel, Notz, Preschlack, Goshgarian, Buschmann and Weber. The following voted "Nay": None. 8-Ayes, 0 Nays, motion carried.

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

Mayor Pandaleon read the item and asked the City Council for comments, seeing none. He asked for a motion

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

Alderman Morris made a motion to Authorize the City Manager to Execute an Agreement for Construction Assistance Services for the Burr Oak Area Storm Sewer Project to GeWalt Hamilton Associates, Inc. in an Amount Not-to-Exceed \$40,250, seconded by Alderman Weber. The following voted "Aye": Alderman Morris, Karras, Rummel, Notz, Preschlack, Goshgarian, Buschmann and Weber. The following voted "Nay": None. 8-Ayes, 0 Nays, motion carried.

ITEMS FOR OMNIBUS VOTE CONSIDERATION

- 1. Approval of March 7, 2022, City Council Meeting Minutes**
- 2. Approval of the Check Register for the Period of February 26 – March 25, 2022**
- 3. Approval of a Resolution Reallocating 2022 Volume Cap to the Village of Buffalo Grove, Illinois**
- 4. Consideration of a Request to Waive the Fidelity Bond Requirement in Connection with the School of St. Mary Holding a Raffle in The City of Lake Forest. (Approval by Motion)**
- 5. Consideration of an Ordinance Amending the City of Lake Forest City Code Regarding the Class C-1 and C-3 Liquor Licenses (First reading and if appropriate final approval)**
- 6. Award of the Lowest Responsive and Responsible Proposal for Dialogue Newsletter Printing Services to Lake County Press, Inc., in the Amount of \$40,180 and a contingency in the amount of \$1,800, for a total of \$41,980**
- 7. Approve the Purchase of Mobile Radios for the Fire Department from state bid vendor Motorola Solutions in the Amount of \$100,793.86, of which \$86,137.30 is Grant Funded**
- 8. Approval to Award a Three-Year Contract to First Student for Recreation Department Program and CROYA Bussing Services.**
- 9. Approval to Award the Forest Park Boardwalk Project Design to Hey and Associates, Inc. in the Amount of \$60,000.**
- 10. Award of Bid for the Public Safety Fire Garage Roof Replacement Project to the Lowest Responsive and Responsible Bidder Riddiford Roofing and Authorize the City Manager to Execute an Agreement in the Amount of \$378,636 to Include a 10% Contingency in the Amount of \$38,864 for a Total of \$416,500**
- 11. Award of the Low Bid for the 2022 Patching & Resurfacing Project to Peter Baker & Son Co. and Authorize the City Manager to Execute an Agreement in the Amount Not to Exceed \$850,000**
- 12. Consideration of an Ordinance Approving a Recommendation from the Historic Preservation Commission. (First Reading and if Desired by the City Council, Final Approval)**
- 13. Consideration of Ordinances Approving Recommendations from the Zoning Board of Appeals. (First Reading, and if Desired by the City Council, Final Approval)**
- 14. Consideration of Ordinances Approving Recommendations from the Building Review Board. (First Reading, and if Desired by the City Council, Final Approval)**

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

COUNCIL ACTION: Approval of the twelve (15) Omnibus items as presented

Mayor Pandaleon asked members of the Council if they would like to remove any item or take it separately. Alderman Goshgarian disclosed that he has a financial interest in item #15, and that after City Attorney discussion it was not necessary to recuse himself. Mayor Pandaleon noted item # 9 was brought forward because there has been a donation to the City. Alderman Buschmann inquired about naming rights. City Manager Wicha acknowledged the donor and stated this will be back at the City Council for recognition. Mayor Pandaleon again asked the Council if there were any other items. Seeing none, he asked for a motion. Alderman Karras made a motion to approve the fifteen (15) Omnibus items as presented, seconded by Alderman Rummel. The following voted "Aye": Alderman Morris, Karras, Rummel, Notz, Preschlack, Goshgarian, Buschmann and Weber. The following voted "Nay": None. 8-Ayes, 0 Nays, motion carried.

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

ORDINANCES

OLD BUSINESS

NEW BUSINESS

Mayor Pandaleon moved this item to be heard earlier in the agenda, following opportunity for citizens to address the city council on non-agenda items.

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

Director of Parks and Recreation, Sally Swarthout, provided an in-depth presentation regarding the recommendation from the Parks and Recreation Board in support of improvements to the athletic fields at Deerpath park. Ms. Swarthout explained the recommendation provides guidance to proceed with next steps on the project. She began by displaying the number of historic cancellations due to weather and field conditions, stating that scheduled practices and games are cancelled due to poor field condition especially during the spring and fall months.

Ms. Swarthout exhibited a project timeline, dating back to 2019 when the Parks and Recreation Master Plan was approved, including the need to improve athletic fields in the City. The timeline walked through the feasibility study, the City Council workshops, the schematic design process, the residential survey, and the various community engagement sessions. Additionally, Ms. Swarthout presented four options discussed by the Parks and Recreation board, ultimately concluding to recommend artificial turf improvements to Deerpath Park.

Finally, Ms. Swarthout reviewed the options for the City Council action. Approve the recommendation from the Park and Recreation Board, reject the recommendation from the Park and Recreation Board, or table the discussion on athletic field improvements.

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

Mac Elliot offered comments to the City Council in opposition to athletic field improvements utilizing synthetic turf and encouraged the Council to build community consensus.

Michele McClain offered comments to the City Council in opposition to athletic field improvements utilizing synthetic turf noting health and safety concerns.

Paul Hamann offered comments to the City Council in opposition to athletic field improvements utilizing synthetic turf and encouraged moving play to a dry area.

Mary Galea offered comments to the City Council in opposition to athletic field improvements utilizing synthetic turf noting fiscal responsibility and health concerns.

Erin Lonegran offered comments to the City Council in opposition to athletic field improvements utilizing synthetic turf encouraging natural grass improvements.

Richard Chun offered comments to the City Council in opposition to athletic field improvements utilizing synthetic turf encouraging the Council to act in the best interest to improve the fields.

Marcus Schabacker offered comments to the City Council in opposition to athletic field improvements utilizing synthetic turf noting injury and environmental impacts.

Yuh Schabacker-Koppel offered comments to the City Council in opposition to athletic field improvements utilizing synthetic turf asking the Council to table the item and study natural grass option.

Wiebke Droege offered comments to the City Council in opposition to athletic field improvements utilizing synthetic turf noting that the products are not recyclable, and the option is not sustainable.

Jennifer Turner offered comments to the City Council in opposition to athletic field improvements utilizing synthetic turf noting land preservation.

Erin Helms offered comments to the City Council in opposition to athletic field improvements utilizing synthetic turf noting health concerns and asked the council to consider a dome option.

David Hamming offered comments to the City Council in opposition to athletic field improvements utilizing synthetic turf noting injury.

Brian Dacy offered comments to the City Council in favor of athletic field improvements utilizing synthetic turf noting dangerous conditions when the grass fields are wet.

Tom Ford offered comments to the City Council in favor of athletic field improvements utilizing synthetic turf noting that being able to get on a field and play a sport has great impact on children's wellbeing.

Dewey Winebreuner offered comments to the City Council in favor of athletic field improvements utilizing synthetic turf noting turf fields will not change the character of Lake Forest.

Quinn Garrigan offered comments to the City Council in favor of athletic field improvements utilizing synthetic turf not that the grass fields are unkept and as a coach kids need to get out and play.

Simrata offered comments to the City Council in opposition to athletic field improvements utilizing synthetic turf noting health and safety concerns and lower extremity injury

The City Council took a five-minute break.

Jackie Greca offered comments to the City Council in favor of athletic field improvements utilizing synthetic turf noting we need to start with engineering.

Deborah Gallagher offered comments to the City Council in favor of athletic field improvements utilizing synthetic turf noting that the AYSO needs the improvement.

Jodi Cofer offered comments to the City Council in opposition to athletic field improvements utilizing synthetic turf noting health concerns.

Steve Mahn offered comments to the City Council in favor of athletic field improvements utilizing synthetic turf noting that natural grass drainage doesn't last.

Brady Goodman offered comments to the City Council in favor of athletic field improvements utilizing synthetic turf noting safety of turf.

Tim Hender offered comments to the City Council in favor of athletic field improvements utilizing synthetic turf encouraging the Council to move this to the next step.

Kate Rother offered comments to the City Council in favor of athletic field improvements utilizing synthetic turf noting families need this option.

Reid Kelly offered comments to the City Council in favor of athletic field improvements utilizing synthetic turf noting the value of turf fields.

Mary Mathews offered comments to the City Council in opposition to athletic field improvements utilizing synthetic turf noting a different conclusion based on the evidence.

Sally Grover offered comments to the City Council in opposition to athletic field improvements utilizing synthetic turf noting emission concerns on wildlife.

The City Council had additional discussion, asking City staff clarifying questions.

COUNCIL ACTION: Options for Council consideration are offered below.

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

OR

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

OR

Table the discussion of athletic field improvements

Alderman Notz made a motion to Approve the recommendation from the Parks and Recreation Board and authorize and direct the City Manager to conduct a Request for Proposals process to select a firm to complete an engineering and design study for artificial turf athletic fields at Deerpath Park. After completion of the Request for Proposals process, return to the City Council for consideration of the award of the contract, seconded by Alderman Preschlack. The following voted "Aye": Alderman Morris, Notz, Preschlack, Goshgarian, and Weber. The following voted "Nay": Alderman Karras, Rummel and Buschmann. 5-Ayes, 3-Nays, motion carried.

ADDITIONAL ITEMS FOR COUNCIL DISCUSSION/COMMENTS BY COUNCIL MEMBERS
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ADJOURNMENT

There being no further business Mayor Pandaleon asked for a motion. Alderman Preschlack made a motion to adjourn, seconded by Alderman Goshgarian. Motion carried unanimously by voice vote at 10:45 pm.

Respectfully Submitted
Margaret Boyer, City Clerk

A video of the City Council meeting is available for viewing at the Lake Forest Library and on file in the Clerk's office at City Hall. You can also view it on the website by visiting www.cityoflakeforest.com. Click on I Want To, then click on View, then choose Archived Meetings Videos.