

The City of Lake Forest
CITY COUNCIL MEETING
Proceedings of the SPECIAL Tuesday, June 21, 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 Notz, Alderman Preschlack, Alderman Goshgarian, Alderman Buschmann and Alderman Weber.

Absent: Alderman Rummel

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE was recited.

REPORTS OF CITY OFFICERS

COMMENTS BY MAYOR

A. Resolution of Gratitude to the Children of Margaret and Augustin Hart

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

Mayor Pandaleon read and presented the Resolution, photos were taken. Alderman Goshgarian made a motion to approve the Resolution of Gratitude to the Children of Margaret and Augustin Hart, seconded by Alderman Karras. Motion carried unanimously by voice vote.

Mayor Pandaleon announced Sofia and Timo Berger as the winners of the "How Well Do You Know Your Lake Forest Parks"

COMMENTS BY CITY MANAGER

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

City Manager Jason Wicha introduced Todd Nahigian, CROYA Manager who gave an update on what has been happening at CROYA. He announced the winners Abby Hanlon, Jacquelin Rubin and Spencer Chun as the Spirit of CROYA, Margot Martino essay contest winners. Ms. Hanlon and Ms. Spencer read their essays for the City Council.

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

City Manager Jason Wicha introduced Catherine Czerniak, Director of Community Development who gave an overview of Lake Forest - Looking Forward with Optimism: Investment – Vitality – Quality. The presentation was a review of current residential developments across the City, along with reviewing restaurants across the City. Additionally, she reported that there will be a comprehensive plan update for the business district, and that a working group has been assembled. Ms. Czerniak identified study areas, and

identified a transition area in the Central Business District chapters that will be used. She also acknowledged development opportunities and challenges in the Central Business District. Residents who want to get involved in various ways including attending Community Engagement Forums and Workshops, attend public hearings, submit comments in writing, should contact the Community Development Department. Ms. Czerniak reviewed the Phases of construction and completion areas on the Northwestern Lake Forest Hospital campus, that included, hospital expansion on the central campus, medical office expansion on the central campus, redevelopment of south campus in identified building zones.

The City Council thanked Catherine Czerniak for her dedication, collaboration, and her ability to work with all parties on any project. Mayor Pandaleon noted that the focus is really on the love of the town, the beauty in the community, and what is right in the long run for the City of Lake Forest.

OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

COMMITTEE REPORTS

FINANCE COMMITTEE

Mayor Pandaleon Introduced Diane Hall, Assistant Finance Director. Ms. Hall reported that tonight's action on the FY 2023 Annual Appropriation Ordinance is the legal mechanism for spending. She noted that the Library is not included at this time and that the information for School District 67 will be included in the final reading at the next meeting. Ms. Hall noted that FY22 rollovers are still in process, that a 10% contingency will be added to the final reading.

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

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.

Mayor Pandaleon offered the opportunity for comment. Seeing none, he asked for a motion.

Alderman Morris made a motion to Approve first reading of the FY2023 Appropriation Ordinance, seconded by Alderman Goshgarian. The following voted "Aye": Alderman Morris, Karras, Notz, Preschlack, Goshgarian, Buschmann and Weber. The following voted "Nay": None. 7-Ayes, 0 Nays, motion carried.

ITEMS FOR OMNIBUS VOTE CONSIDERATION

1. **Approval of June 6, 2022, City Council Meeting Minutes**
2. **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**

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**
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.**
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)**
7. **Consideration of an Ordinance Approving a Recommendation from the Building Review Board. (First Reading, and if Desired by the City Council, Final Approval)**
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)**

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

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

Alderman Weber made a motion to approve the eight (8) Omnibus items as presented, seconded by Alderman Preschlack. The following voted "Aye": Alderman Morris, Karras, Notz, Preschlack, Goshgarian, Buschmann, and Weber. The following voted "Nay": None. 7-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

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)**

Mayor Pandaleon introduced Catherine Czerniak, Director of Community Development. Ms. Czerniak gave a summary of the Special Use Permit as recommended by the Plan Commission. She reported on key considerations that the Plan Commission reviewed along with conditions recommended by the Commission. The City Clerk asked the Council to waive first reading of an Ordinance to approve the liquor license. Ms. Czerniak stated that as a recommendation from the Plan Commission, the Commission asked the City Council to direct them to review, and if appropriate recommend amendments to the Zoning Code as it relates to outdoor speakers and amplified sound outside restaurants.

The City Council had lengthy discussion on parking concerns, lighting, patio closing time, other restaurant closing times. The Council also had discussion on outdoor sound and the ability to revisit the special use permit in the future.

Mayor Pandaleon offered the opportunity for comment.

Harry Lamberson offered his opinion in opposition of the Special Use Permit noting proposed seating, exhaust, and hours of operation.

Eric Moore offered his opinion in opposition of the Special Use Permit noting patio seating and hours of operation.

Glenn Kiefer offered his opinion in support of the Special Use Permit noting that how please they are and what a privilege to open Sophia's in Lake Forest. He addressed the concerns that were mentioned by the public.

Mayor Pandaleon asked members of the Council if had any additional comments. Seeing none, he asked for a motion.

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.

Alderman Preschlack made a motion to 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 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, seconded by Alderman Weber. The following voted "Aye": Alderman Morris, Karras, Notz, Preschlack, Goshgarian, Buschmann and Weber. The following voted "Nay": None. 7-Ayes, 0 Nays, motion carried.

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 Pandaleon asked for a motion. Alderman Morris made a motion to adjourn, seconded by Alderman Goshgarian. Motion carried unanimously by voice vote at 8:47 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.