

**THE CITY OF LAKE FOREST
CITY COUNCIL AGENDA**
Monday, February 6, 2023
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
Nancy P. Novit, 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. 2023-2024 Board and Commission Appointments and Reappointments

Board of Trustees Fire Pension Fund

NAME OF MEMBER	APPOINT/REAPPOINT	WARD
Gerard Toohey Jr.	Appoint	3

Historic Preservation Commission

NAME OF MEMBER	APPOINT/REAPPOINT	WARD
Leif Soderberg	Appoint	1

Legal Committee

NAME OF MEMBER	APPOINT/REAPPOINT	WARD
Elizabeth "Joy" Guscott-Mueller	Appoint from Interim to Chair	3

A copy of the Volunteer Profile sheet can be found on **page 14**.

COUNCIL ACTION: Approve the Mayor's Appointments and Reappointments

2. COMMENTS BY CITY MANAGER

- A. **Community Spotlight**
 - **Dr. Matthew Montgomery, Superintendent to Lake Forest School Districts 67 & 115**

3. OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

4. COMMITTEE REPORTS

5. ITEMS FOR OMNIBUS VOTE CONSIDERATION

1. Approval of January 17, 2023, City Council Meeting Minutes

A copy of the minutes can be found beginning on **page 17**

COUNCIL ACTION: Approval of January 17,2023, City Council Meeting Minutes

2. Approval of the Check Register for the Period of January 1 – January 27, 2023

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 January 1- January 27, 2023

	Fund	Invoice	Payroll	Total
101	General	945,835	1,674,215	2,620,051
501	Water & Sewer	60,282	197,093	257,375
220	Parks & Recreation	158,926	369,449	528,374
311	Capital Improvements	217,100		217,100
202	Motor Fuel Tax	1,850		1,850
230	Cemetery	8,188	30,588	38,776
210	Senior Resources	11,653	30,012	41,665
510	Deerpath Golf Course	13,765	3,028	16,793
601	Fleet	119,125	58,641	177,766
416 - 433	Debt Funds			0
248	Housing Trust			0
201	Park & Public Land			0
	All other Funds	1,585,160	187,482	1,772,643
		\$3,121,884	\$2,550,508	\$5,672,392

The subtotal listed as “All other Funds” includes the annual member contribution to the Intergovernmental Risk Management Agency of \$1,048,954 and medical/dental plan expenses of \$421,402.

COUNCIL ACTION: Approval of the Check Register for the Period of January 1 – January 27, 2023.

3. **Approval of a Public Works Committee Recommendation of an Award of Bid to Scandrol Construction for Forest Park Beach Cranes Replacement Project in the Amount of \$427,604, to Include a 5% Contingency in the Amount of \$21,380, for the Grand Total Amount of \$448,984 and the Advancement of Fiscal Year 2024 Funding in the Amount of \$240,000**

STAFF CONTACTS: *Jim Lockfeer, Assistant to the Director of Public Works (810-3542) and Joe Mobile, Superintendent of Recreation (3941)*

PURPOSE AND ACTION REQUESTED: The Public Works Committee and City staff requests City Council award of bid to Scandrol Construction for Forest Park Beach Cranes Replacement Project in the amount of \$427,604, to include a 5% contingency in the amount of \$21,380, for the grand total amount of \$448,984. In addition, The Public Works Committee and City staff requests the advancement of Fiscal Year 2024 project funding in the amount of \$240,000 to potentially begin project construction in Fiscal Year 2023.

BACKGROUND/DISCUSSION: Since 1987 there have been two harbor cranes located at the south end of Forest Park Beach. The cranes are key pieces of infrastructure that support Parks and Recreation Forest Park Beach programming. Utilized throughout the summer boating season, both Parks and Recreation staff and permit approved private boat owners rely on the cranes to hoist their sailing and boating vessels in and out of the harbor.

Both cranes are 35 years old. Over the years, the cranes have been consistently inspected and maintained on an annual basis by a certified crane contractor firm. The cranes are now both past their estimated useful life and need to be replaced. Currently, one of the cranes is

completely inoperable and was removed from the harbor. The remaining crane began to experience operational issues this past August of 2022. Fortunately, some repair work was able to be completed to ensure safe operation of the crane through the 2022 boating season. It was still recommended to the City to explore replacing the crane prior to the 2023 boating season.

To support the replacement process of both cranes, the City entered into a engineering design agreement with a professional design services firm, Larson and Darby, in February of 2022. The Larson & Darby team supporting the project featured a project lead that had significant harbor crane structural design experience. Based on their thorough review and analysis of existing crane utilization, it was recommended that the City replace both cranes. It was also recommended that the City replace both cranes utilizing the same crane manufacturer and similar model as the existing cranes. In moving forward with the recommended replacement approach, the design team developed and finalized all necessary design and construction bid documents for the structural and electrical work associated with the replacement of the cranes.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	1/19/2023	Reviewed and Recommended Approval

BUDGET/FISCAL IMPACT: On December 12, 2022, City staff initiated the public bidding process for this project. On January 11, 2023, the City received two sealed bids as outlined below.

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

Firm Name	Bid Total
Scandrol Construction	\$427,604
Sievert Crane & Hoist	\$481,790

Scandrol Construction has considerable municipal construction experience. Scandrol Construction has also previous positive construction experiences with the Larson & Darby design team.

Below is an estimated summary of Project budget:

Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
FY23 Parks & Recreation Operating Capital 220-8003-475.75-01	\$76,600	\$76,600	Y
FY23 Capital Fund 311-8003-475.75-01	\$57,550	\$57,550	Y
FY23 Park & Public Land Fund 201-8457-467.67-39	\$65,000	\$65,000	Y
FY23 Parks & Recreation CARP Fund	\$9,834	\$9,834	Y

220-8065-484.84-05			
FY24 Special Recreation Fund 224-8026-476.76-56	\$36,000	\$36,000	Y
FY24 Capital Fund 311-8003-475.75-01	\$154,000	\$154,000	Y
FY24 Parks & Recreation Operating Capital 220-8003-475.75-01	\$50,000	\$50,000	Y

Staff is seeking approval to advance the \$240,000 funding allocated in the FY24 budget currently being developed to potentially complete the installation of the cranes prior to the 2023 beach season. Throughout this project design process, staff was informed that 8 – 10 weeks were needed by the crane manufacturer to deliver both cranes. On January 30, 2022, staff learned that the delivery of the replacement cranes are now approximately 24 weeks out due to supply chain issues associated with electrical components of the crane. Staff and the project design consultant team are currently discussing opportunities with the crane manufacturer to expediate this delivery process. If a feasible option arises, project approval and the advancement of funds would be needed in an effort to install one or both of the replacement cranes prior to the 2023 boating season. If necessary, a FY23 supplemental appropriation will be submitted for City Council approval at the close of the current fiscal year.

COUNCIL ACTION: Approval of a Public Works Committee Recommendation of an Award of Bid to Scandrol Construction for Forest Park Beach Cranes Replacement Project in the Amount of \$427,604, to Include a 5% Contingency in the Amount of \$21,380, for the Grand Total Amount of \$448,984 and the Advancement of Fiscal Year 2024 Funding in the Amount of \$240,000

4. Award of Purchase for the Replacement of an Aerial Bucket Truck for the Forestry Section Included in the FY2024 and FY2025 Capital Equipment Budget to the Sourcewell Cooperative’s Low Bidder, Terex Utilities Inc, in the Amount of \$370,609

STAFF CONTACT: *Dan Martin, Superintendent of Public Works (810-3561)*

PURPOSE AND ACTION REQUESTED: Staff is requesting City Council authorization to purchase a replacement Terex XTPRO 60 Aerial Bucket Truck for the Forestry Section.

BACKGROUND/DISCUSSION: The aerial bucket truck is an essential piece of equipment used for all of Forestry’s yearly trimming, tree removal, and clearing damaged limbs after high windstorm events. In addition, it is used annually for the tree lighting program and supports other community special events.

The existing aerial bucket truck is 20-years old and at the end of its useful life. The bucket truck has recently had its high-pressure pump replaced, as well as needed repairs to the hydraulic system, brakes, steering and suspension. The trucks frame and suspension have severe rust jacking issues due to the 20-year service age and heavy use. Fleet Maintenance also anticipates future issues with the truck’s insulated fiberglass boom, thereby not passing its annual dielectric test.

PROJECT REVIEW/RECOMMENDATIONS

Reviewed	Date	Comments
Public Works Committee	January 19, 2023	Reviewed & Recommended City Council Approval
Finance Committee	November 14, 2022	Included with Capital Plan

BUDGET/FISCAL IMPACT: At its November 28, 2022, meeting, the Public Works Committee reviewed and recommended City Council approval of each piece included in the F.Y. '24 capital equipment budget.

For many years, the City has purchased multiple pieces of equipment from national bids to include Sourcewell, Omnia Partners, State bid, and the Suburban Purchasing Cooperative. Sourcewell, formerly National Joint Powers Alliance, was created by State law as a service cooperative to provide programs and services to members in education and government. Sourcewell follows the competitive contracting law process to solicit, evaluate, and award cooperative purchasing contracts for goods and services. Sourcewell is a public agency governed by an eight-member board.

Has competitive pricing been obtained for proposed goods/services? **No**
 If no, indicate the specific exception requested: Administrative Directive 3-5, Section 6.1D – Government Joint Purchase.

Terex new equipment orders are currently on a two-year build schedule. City Council approval this evening will allow staff to secure a future build date with Terex now with an anticipated delivery date of February 2025. Once Terex receives a City purchase order, a build date is issued. Terex makes every effort to not raise their price between the issuance of a purchase order and the actual build. However, due to continued supply chain constraints, manufactures continue to experience large percentage range increases of raw materials, commodities, freight and labor rates. Based on this, prices are subject to change until the truck is completed and shipped.

The bucket truck is budgeted over the next two fiscal years. The FY2024 amount of \$150,000 will be “rolled” over and added to the FY2025 amount of \$220,609 for a total amount of \$370,609. Any manufacturer requested price increase would require City Council approval.

Once the new unit is placed into service, the current Terex XT60 bucket truck will be sold via the City’s used equipment sale.

Below is a summary of the chipper’s budget:

Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
FY 2024 Capital Fund 311-5803-475-75.01	\$150,000	\$150,000	Y
FY2025 Capital Fund 311-5803-475-75.01	\$220,609	\$220,609	Y

Total		\$370,609	
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COUNCIL ACTION: Award of Purchase for the Replacement of an Aerial Bucket Truck for the Forestry Section Included in the FY2024 and FY2025 Capital Equipment Budget to the Sourcwell Cooperative’s Low Bidder, Terex Utilities Inc, in the Amount of \$370,60

- 5. Award Vermeer Midwest an Additional \$30,200 to Complete the Purchase for the Replacement of a Log Chipper for the Forestry Department, for the Revised Total Amount of \$214,178.**

STAFF CONTACT: *Dan Martin, Superintendent of Public Works (810-3561)*

PURPOSE AND ACTION REQUESTED: The Public Works Committee and staff are requesting City Council authorization to approve an additional \$30,200 to the previously approved amount of \$183,978, to Vermeer Midwest for cost increases incurred from supply chain constraints. At the November 15, 2021, City Council meeting, Council awarded Vermeer Midwest’s bid of \$183,978 for the purchase of a replacement log chipper with an original delivery date of June 2022. Typically, once the City issues a purchase order for a piece of equipment it locks in both a build date and total price. However, due to continued supply chain constraints, manufacturers are experiencing large percentage increases of raw materials, commodities, freight, and labor rates. Based on this, vendors note on their bids and price quotes, that prices are subject to change until the equipment is built and shipped. In addition to cost increases, the supply chain constraints have caused significant delivery delays.

BACKGROUND/DISCUSSION: The current unit chips logs up to 20” in diameter and is used for all of Forestry’s yearly trimming and tree removal programs. More specifically, it is used for the removal of trees suffering from Dutch Elm or Emerald Ash Borer. In addition, it is used during high windstorm events.

The chipper’s bed knife/anvil are worn from consistent heavy use. The unit has recently had its PTO and drum bearings replaced, as well as repairs to the brakes, feed and throttle controls. Due to the age and heavy use, Fleet Maintenance anticipates upcoming issues with the main grinding drum.

PROJECT REVIEW/RECOMMENDATIONS

Reviewed	Date	Comments
Public Works Committee	January 19, 2023	Reviewed & Recommended City Council Approval
Public Works Committee	November 3, 2021	Reviewed & Recommended City Council Approval
Finance Committee	November 8, 2021	Included with Capital Plan

BUDGET/FISCAL IMPACT: Once Vermeer receives a purchase order from the City a build date is secured. Vermeer makes every effort not to raise their price between the issuance of a purchase order and the actual build. In early January 2023, staff received notice from

Vermeer that the log chipper the City ordered in November 2021 is next in line to be built. With a delivery date of early May 2023, Vermeer confirmed with the City its continued interest in purchasing the chipper. Vermeer notified the City that the revised price of \$214,178 was final and they were confident the unit will be delivered in Spring, 2023.

The City's current Bandit 1990XP chipper will be traded into Vermeer Midwest for \$23,000 and applied to the purchase cost of the Vermeer Chipper.

For many years, the City has purchased multiple pieces of equipment from national bids to include Sourcewell, Omnia Partners, State bid, and the Suburban Purchasing Cooperative. Sourcewell, formerly National Joint Powers Alliance, was created by State law as a service cooperative to provide programs and services to members in education and government. Sourcewell follows the competitive contracting law process to solicit, evaluate, and award cooperative purchasing contracts for goods and services. Sourcewell is a public agency governed by an eight-member board.

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

If no, indicate the specific exception requested: Administrative Directive 3-5, Section 6.1D – Government Joint Purchase.

The F.Y. '23 capital equipment budget for the log chipper is \$210,000, leaving an overage of \$4,178; this will be funded from the Park and Recreation Fund reserves. A supplemental appropriation will be presented for City Council approval at the end of the fiscal year, if needed.

Below is a summary of the chipper's budget:

FY2023 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Park & Recreation Fund 220-5803-475-7501	\$210,000	*\$214,178	Y

*\$183,978 + \$30,200 = \$214,178

COUNCIL ACTION: Award Vermeer Midwest an Additional \$30,200 to Complete the Purchase for the Replacement of a Log Chipper for the Forestry Department, for the Revised Total Amount of \$214,178.

6. Approval of a Change Order to the Agreement with Mag Construction to provide the concrete foundation for the monument, donor board and flagpole for the Veterans Park Improvement Project in the Amount of \$33,406

Staff Contact: *Joe Mobile, Superintendent of Recreation (847-810-3941)*

Chuck Myers, Superintendent of Parks & Forestry (847-810-3565)

PURPOSE AND ACTION REQUESTED: City staff is requesting approval of a change order with Mag Construction to provide the concrete foundation for the monument, donor board and flagpole for the Veterans Park Improvement Project in the amount of \$33,406.

BACKGROUND/DISCUSSION: Veterans Park is a 1.3 acre park located at the intersection of Deerpath & Green Bay Road. The City of Lake Forest acquired Veterans Park through a land transfer agreement with Lake Forest Open Lands Association in January of 2016. Soon after the City began the process of developing a plan for the new park which included community input forums. The City then hired Craig Bergmann Design Group to analyze the data collected and design a conceptual plan for the new park.

On June 2, 2021 City staff released an invitation to bid for the Veterans Park Improvement Project. The bid opening was held on June 30, 2021 and two sealed bids were received for the project. After careful review of the bids and approval by City Council, the contract was awarded to Mag Construction. Construction began in September of 2021 and was completed in the summer of 2022 except for pouring the foundations for the monument, donor board and flagpole. The installation of the monument and donor board are a separate project managed by the American Legion McKinlock Post 264. As the final elements are being completed, the park was opened to the public while the remaining plans were being finished and reviewed.

One of the goals of the project is to provide a space where veterans of Lake Forest will have a place for a monument to be installed and dedicated honoring the Lake Forest military who lost their lives in the various wars. City staff are currently working with the American Legion McKinlock Post 264 on the design and installation of the monument and associated donor board. The plans were presented to the HPC and revised according to their comments. Currently, the American Legion is busy with the final fundraising and design of the monument and donor board with a dedication and official park opening on the horizon around Memorial Day 2023.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
City Council	8/02/21	Approval to award contract
Parks & Recreation Board	7/20/21	Recommend Approval to award contract

BUDGET/FISCAL IMPACT: The original approved budget for the project was \$530,000 between the Park and Public Land Fund and the Special Recreation Fund. The contract was awarded to Mag Construction for \$336,870. As the project progressed, a change order reduction to the contract in the amount of \$86,352 was approved in June of 2022 to reduce the scope of the work bringing the amount of the contract to \$250,518.

Below is a summary of original Project budget:

FY2022 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Park and Public Land Fund 201-8457-456.67-78	\$400,000	\$286,870	Y
Special Recreation Fund 224-8026-476.76-56	\$130,000	\$50,000	Y

Below is a summary of the amended Project budget:

FY2022 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Park and Public Land Fund 201-8457-456.67-78	\$400,000	\$200,518	Y
Special Recreation Fund 224-8026-476.76-56	\$130,000	\$50,000	Y

As the design of the monument progresses, an additional \$51,000 is needed to complete the project so the monument can be installed. There is \$19,298 remaining on the original purchase order to MAG Construction for the project. To finish the project an additional \$33,406 is needed. The current project budget has \$20,406 remaining and an additional \$13,000 is needed from the Special Recreation budget. The Special Recreation budget has available funds for capital projects available to be assigned to the contract. These items were all part of the original design plan and budget for the park and were pushed out until the specifications were known through the design of the monument.

Has City staff obtained competitive pricing for proposed goods/services? **Yes.**
The requested action is a change order to a project that was competitively bid.

Below is an estimated summary of Project budget:

FY2023 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Park and Public Land Fund 201-8457-456.67-78	\$190,784	\$20,406	Y
Special Recreation Fund 224-8026-476.76-56	\$130,000	\$13,000	Y

COUNCIL ACTION Approval of a Change Order to the Agreement with Mag Construction to provide the concrete foundation for the monument, donor board and flagpole for the Veterans Park Improvement Project in the Amount of \$33,406

COUNCIL ACTION: Approve the six (6) omnibus items as presented

6. OLD BUSINESS

1. Deerpath Park Athletic Field Improvements - Programming Overview and Revenue Projections

PRESENTED BY: *Anthony Anaszewicz, Program Manager (847-810-3945)*
Elizabeth Holleb, Finance Director (847-810-3612)

PURPOSE AND ACTION REQUESTED: This information is presented consistent with the staff’s commitment to continually update the City Council and the community on the status of the Deerpath Community Park Athletic Field Improvements project. The focus of this update is a review of the programming analysis that was completed and an overview of the revenue analysis and forecast under various fee structures.

BACKGROUND/DISCUSSION: On September 6, 2022, the City Council, based on a recommendation from the City Manager's Advisory Group, directed staff to proceed with design and engineering work to develop a 9.5 acre site at Deerpath Park with synthetic turf athletic fields. As the Council is aware, design work has since been completed and the project is currently out to bid. As requested by several members of the Council, staff is taking this opportunity to review the programming analysis and revenue projections associated with the new synthetic turf fields.

The City Council previously received a copy of the market analysis report prepared by Johnson Consulting which assesses among other topics, the demand and likely utilization of Deerpath Park after the planned improvements are completed. The Executive Summary of that report is included on **page 24**. Working with staff and data provided by the Parks and Recreation Department, Johnson Consulting came to the following conclusions:

- Lake Forest demographics reflect a significant segment of the population in the 5 to 24 age range, prime users of fields like those planned at Deerpath Park.
- The fields are intended to support not only Lake Forest Park and Recreation Department programs but also those of local athletic groups in which Lake Forest residents are actively engaged and some School District 67 activities.
- The 9.5-acre field configuration provides opportunity for some program absorption from other Lake Forest parks, as well as potential for new community programming.
- The improved, weather tolerant fields at Deerpath Park will ease the demand and impact on neighborhood parks that were not designed for heavy, organized athletic use but were instead envisioned for lower intensity uses like neighborhood pickup games, family activities, and a lower level of organized sports. Maintenance requirements on neighborhood parks will be eased by reducing the intensity of use.
- The potential revenues described in the report are very conservative. If desired by the City in the future, the 9.5 acre field configuration provides the opportunity for new and different types of programming by the Parks and Recreation Center as trends and demands change, and the opportunity to host limited tournaments and other events which cannot be accommodated elsewhere in the City.

The programming analysis helped inform the revenue analysis and projections.

BUDGET/FISCAL IMPACT: N/A

The Johnson Consulting report notes that current City rental rates are below the norm, offering an opportunity to re-evaluate field rental rates and generate revenues beyond what would be generated based on current rates.

The revenue analysis looked at the current maintenance-driven revenue structure and projected revenues using an hourly rate structure. In addition, staff analyzed revenue impact on current recreation programming. In this case, rather than an hourly rate structure, staff projected a per participant increase to forecast revenue. Combined, this analysis yielded forecasts of incremental revenue under various fee scenarios.

The programming analysis identified additional program hours that will be left over after accounting for current levels of programming and estimates for absorbed additional programming from other parks. The available hours create an opportunity for additional revenue from new programs and additional field rentals.

COUNCIL ACTION: No formal Council action is requested at this time. However, direction is requested regarding what extent additional revenue should pay for future maintenance/replacement of the turf fields. City Council's broad direction will be provided to the Park Board, who will evaluate options and recommend a specific Usage Policy and Fee Structure for future City Council consideration.

7. NEW BUSINESS

8. ADDITIONAL ITEMS FOR DISCUSSION/ COMMENTS BY COUNCIL MEMBERS

9. ADJOURNMENT

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

Office of the City Manager

February 1, 2023

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.

Contact Info

First Name	Gerard
Last Name:	Toohey
E-mail:	
Title:	Managing Director
Organization:	
Address	
Address Line 2:	
City	Lake Forest
State:	IL
Zip:	60045-2143
Mobile Phone:	
Home Phone:	
Notes:	

Resident Data/Stats

Ward:	Ward 3
Precinct:	
US Citizen	Yes
Registered Voter:	Yes
Lake Forest Resident since(YYYY)	2020
Business Name:	
Type of Business:	
Business Phone:	
Position:	
Date of Birth (Optional)	
Education:	MS - Management from New Jersey Institute of Technology Juris Doctor - The College of William and Mary BS - The University of Scranton
Spouse's Name	Cynthia Toohey
Children's Birth Years:	

Interest in Community Positions

Mayor	No Interest at this time
Alderman:	I am currently applying / Consider me for this position in the future
#67 School Board:	No Interest at this time
#115 School Board:	No Interest at this time
Caucus Committee:	I am currently applying / Consider me for this position in the future
Audit Committee	I am currently applying / Consider me for this position in the future
Board of Fire & Police Commissioners:	No Interest at this time
Building Review Board (BRB)	No Interest at this time
Cemetery Commission:	No Interest at this time
Committee Representing Our Young Adults (CROYA):	No Interest at this time
Construction Codes Commission:	No Interest at this time
Elawa Farm Commission:	No Interest at this time
Fireman's Pension Fund - Board of Trustees:	I am currently applying / Consider me for this position in the future
Gorton Community Center Board of Directors:	No Interest at this time
Historic Preservation Commission:	
Legal Committee:	I am currently applying / Consider me for this position in the future
Library Board:	No Interest at this time
Park & Recreation Board	No Interest at this time
Planning Commission Labels:	No Interest at this time
Police Pension Fund Board of Trustees	I am currently applying / Consider me for this position in the future
Senior Resources Commission:	No Interest at this time
Zoning Board of Appeals (ZBA):	No Interest at this time
Other Positions:	

Other Considerations

Please list any regular commitments or travel that would interfere with your attendance at scheduled meetings

None

Please list any current or previous community service activities, interests, directorships, etc. -- public or private. For each activity please indicate years served and positions held:

None

Please list other activities, specialized skills, knowledge, or professional experience that would contribute to your effectiveness in the position(s) for which you are applying or expressing possible future interest:

I have been fortunate to have a truly varied career where I have been able to utilize both my finance and legal education. After graduation from law school in [REDACTED] I began my career clerking for a judge who sat in the criminal division of the New Jersey Superior Court. This allowed me to get a first-hand experience with the legal system and all of its ramifications. After my tenure as a law clerk and a brief legal career which included time in the U.S. Department of Labor, I went back to a family business which I then sold to Parker Hannifin, a Fortune 500 company, in [REDACTED] I then ran this business unit as General Manager for Parker for the next six years. Upon leaving Parker, I went back to law and was General Counsel to a software company. In [REDACTED], I joined the operating company of a private equity firm which was eventually sold to IDEX Corporation, headquartered here in Illinois. While at IDEX, I spent the vast majority of my time in Corporate Development supporting the Company's growth through acquisition. In addition to this, while at IDEX, I did a two-year stint as General Manager of a business unit when the previous general manager fell ill after a heart attack. For the last 10 years, I have led the Chicago office of a global middle-market Investment Bank, EC Mergers & Acquisitions where I have completed approximately five transactions each year.

I believe my that both my legal and finance backgrounds coupled with my operational experience could be of significant value to the government and administration of the city of Lake Forest.

References (Optional):

Will provide references on request.

Please state briefly why you are volunteering to serve The City of Lake Forest:

I believe the City of Lake Forest is unique and I would like to help preserve this legacy.

Please list any interests or activities that could lead to, or BE PERCEIVED as, a conflict of interest if you become a candidate or appointee.:

None

Contact Info

First Name: **Leif**
 Last Name: **Soderberg**
 E-mail: [Redacted]
 Title: **Retired**
 Organization:
 Address: [Redacted]
 Address Line 2:
 City: **Lake Forest**
 State: **IL**
 Zip: **60045**
 Mobile Phone: [Redacted]
 Home Phone: [Redacted]
 Notes:

Resident Data/Stats

Ward: **Ward 1**
 Precinct:
 US Citizen: **Yes**
 Registered Voter: **Yes**
 Lake Forest Resident since(YYYY): **1993**
 Business Name:
 Type of Business:
 Business Phone: [Redacted]
 Position:
 Date of Birth (Optional):
 Education: **Harvard College BA Economics**
 MIT - Sloan School MS Marketing and Finance
 Spouse's Name: **Jill**
 Children's Birth Years: [Redacted]

Interest in Community Positions

Mayor
 Alderman:
 #67 School Board:
 #115 School Board:
 Caucus Committee:
 Audit Committee
 Board of Fire & Police Commissioners:
 Building Review Board (BRB)
 Cemetery Commission:
 Committee Representing Our Young Adults (CROYA):
 Construction Codes Commission:
 Elawa Farm Commission:
 Fireman's Pension Fund - Board of Trustees:
 Gorton Community Center Board of Directors:
 Historic Preservation Commission **I am currently applying / Consider me for this position in the future**
 Legal Committee:
 Library Board
 Park & Recreation Board:
 Planning Commission Labels:
 Police Pension Fund - Board of Trustees:
 Senior Resources Commission:
 Zoning Board of Appeals (ZBA)
 Other Positions:

Other Considerations

Please list any regular commitments or travel that would interfere with your attendance at scheduled meetings:

Please list any current or previous community service activities, interests, directorships, etc. -- public or private. For each activity please indicate years served and positions held:

- During my years at Motorola [Redacted] served on a variety of corporate boards for public companies (Freescale Semiconductor and Clearnet Communications) and smaller, privately held, mainly venture firms
- Worked in private equity (with the Snow Phipps Group) from [Redacted] and served on boards and as non-executive chairman for several private companies

Please list other activities, specialized skills, knowledge, or professional experience that would contribute to your effectiveness in the position(s) for which you are applying or expressing possible future interest:

Avid woodworker and furniture builder. Completed numerous projects inside and outside our ~93 year old Stanley Anderson-designed home.

References (Optional):

Please state briefly why you are volunteering to serve The City of Lake Forest:

- I strongly believe in the value and importance of preserving the historic character of Lake Forest
- I'm interested in giving back to the community, made easier now that I'm retired with more time and flexibility

Please list any interests or activities that could lead to, or BE PERCEIVED as, a conflict of interest if you become a candidate or appointee.:

The City of Lake Forest
CITY COUNCIL MEETING
Proceedings of the Tuesday, January 17, 2023
City Council Meeting - City Council Chambers
220 E Deerpath, Lake Forest, IL 60045

CALL TO ORDER AND ROLL CALL Mayor Pandaleon called the meeting to order at 7:11p.m, and 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: Alderman Morris and Alderman Novit

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE was recited.

REPORTS OF CITY OFFICERS

COMMENTS BY MAYOR

Mayor Pandaleon, on behalf of the City Council, expressed its sympathy for the loss of the Thomas Hunter III and Audrey Semmelmen, noting their continual and deep impacts on the City of Lake Forest.

E. Lake Forest Fire Department Clinical Save Awards
- **Andy Rick, Battalion Chief**

Mayor Pandaleon acknowledged the rescue efforts of the Lake Forest Fire Department, Lake Forest Police Department, Glenview Dispatch, and the Chicago Bears staff, noting three clinical cardiac saves. He then introduced Battalion Chief Andrew Rick and Dr. Michael Peters, from Lake Forest Hospital, to present the save awards.

Battalion Chief Andy Rick noted for the last six months, Lake Forest has had a 55 percent save rate, compared to a national average of 5 percent. Andy Rick then introduced Dr. Michael Peters to present the awards. Dr. Peters noted the high quality and commitment of Lake Forest Firefighter/Paramedics. Events on August 15, 2022, October 15, 2022, and November 29, 2022 were recognized. Certificates were presented, followed by a photo with City Council.

A. Resolution of Sympathy for former Alderman David Cain

Mayor Pandaleon read the Resolution of Sympathy.

COUNCIL ACTION: Approve the Resolution of Sympathy for former Alderman David Cain.

Alderman Preschlack made a motion to approve the Resolution of Sympathy for former Alderman David Cain, seconded by Alderman Weber. Motion carried unanimously by voice.

B. Approval of a Resolution of Appreciation for Retiring Employee Crispin "Pete" Abel

Mayor Pandaleon read the Resolution of Appreciation.

COUNCIL ACTION: Approve the Resolution of Appreciation for Retiring Employee Crispin “Pete” Abel.

Mayor Pandaleon asked for a motion. Alderman Preschlack made a motion to approve the Resolution of Appreciation for retiring employee Crispin “Pete” Abel, seconded by Alderman Weber. Motion carried unanimously by voice.

Mayor Pandaleon then presented the Resolution to Mr. Abel.

C. Approval of a Resolution of Appreciation for Retiring Employee Charles R. Franco

Mayor Pandaleon read the Resolution.

COUNCIL ACTION: Approve the Resolution of Appreciation for Retiring Employee Charles R. Franco

Mayor Pandaleon then asked for a motion. Alderman Notz made a motion to Approve the Resolution of Appreciation for retiring employee Charles R. Franco, seconded by Alderman Rummel. Motion carried unanimously by voice.

Mayor Pandaleon then presented the Resolution to Mr. Franco.

D. Proclamation for Native Voices Initiative

Mayor Pandaleon read the Proclamation, recognizing the culture and contributions of the Native American tribes that inhabited the local area by partnering with a year-long series through Lake Forest Open Lands entitled *Native Voices: A Lake Forest Celebration of Native American Life, Past and Present*.

Mayor Pandaleon then presented the Proclamation to Melissa Oakley and Jennifer Karras.

COMMENTS BY CITY MANAGER

A. Update on Deerpath Park Athletic Fields – Site Plan and Turf Materials Selection

City Manager Jason Wicha reported that staff will present the recommendations from the Athletic Fields Advisory group on the site plan and material selection. He also provided a high-level timeline, noting capital financing discussions and programming will be seen at a later date.

He introduced Chuck Myers, Superintendent of Parks & Forestry.

Mr. Myers gave the Council updates from the Advisory group, noting an updated conceptual vision plan and criteria for materials. Changes to the site were based on the placement of a maintenance shop, playground, the south restroom, and an addition of four (4) tennis courts and four (4) pickle ball courts north of the field, noting the courts will not be a part of the overall project, but funded through other means.

He noted that many of the current memorials on site would be moved in accommodation of the shifting site plan, and that restoring them is a part of the plan. He then introduced Jim Lockefer, Assistant to the Public Works Director, and Corey Wierema, the City Forester, to discuss turf field materials. Samples of the materials were distributed.

Jim Lockefer reported evaluation criteria of the project as player safety, playability, maintenance, durability, and environmental sustainability. Cory Wierema then reported key aspects of staff’s recommendation, involving a decrease in temperature for the turf, stronger turf grass, no irrigation needed, longevity for the shock pad, woven products that have a warranty, and the materials are recyclable.

Superintendent of Parks & Forestry, Chuck Myers, shared the Advisory Group recommendation for a system that utilizes Greenfields IRONTURF for the turf pile, Brock Natural Infill for the infill, Brock YSR Shock Pad for the shock pad. The Advisory Group also recommends the updated long-range Conceptual Vision Plan.

The City Council thanked staff and the Advisory Group for their work, and the City Council had lengthy discussion with city staff on the parameters of Brock Fill, the concerns related with temperature, shock pad longevity, playability, fiber makeup, environmental awareness, EPA guidelines, performance standards, programming needs, maintenance equipment costs, and risk management.

Mayor Pandaleon then introduced the Advisory Group, composed of Chair Prue Beidler, Paul Best, and Rick Amos. Chair Beidler commended the group for their work and gave the Council a perspective of the whole process.

Mayor Pandaleon took a brief recess at 9:05p.m.

After the City Council reconvened at 9:13p.m., Mayor Pandaleon asked if there was anyone from the public who wanted to comment.

Mary Matthews offered her opinion to the Council, noting PFA concerns.

OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

Mayor Pandaleon then asked if there was anyone who would like to address the Council.

Rommy Lopat offered her opinion to the Council on the McKinley settlement, urging the City Council to take a closer look at settlement and contract language.

Kari Johnston offered her opinion to the Council on the McKinley settlement, noting multiple lawsuits challenging the settlement agreement.

ITEMS FOR OMNIBUS VOTE CONSIDERATION

- 1. Approval of December 5, 2022, City Council Meeting Minutes**
- 2. Approval of the Check Register for the Period of November 24-December 31, 2022**
- 3. Consideration of a Request to Waive the Fidelity Bond Requirement in Connection with Holding a Raffle in the City of Lake Forest for the CROYA Foundation (Approval by motion)**
- 4. 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)**
- 5. Approval of a Change Order Increasing the Cost of Printing and Mailing the City Dialogue Newsletter for Fiscal Year 22-23 from \$41,980 to \$45,071**
- 6. Approval for the Purchase of a Zoll X Series Cardiac Monitor. And an Extended Warranty for a 2020 Cardiac Monitor, in an amount not to exceed \$53,392.23.**
- 7. Ratification of an Emergency Purchase of a Police Marked Vehicle Approved by the City Manager, to Currie Ford of Valparaiso, Indiana in the Amount of \$44,975.**

8. **Approval to Purchase a Rough Mower for the Golf Course Section to Reinders, Inc. in the Amount of \$80,361, Included in the FY 2024 Capital Equipment Budget and Authorization to Dispose of City Property to the Highest Bidders for a total sum of \$8,087.**
9. **Approval to Renew Agreement for Enterprise Resource Management System Software Maintenance.**
10. **Approval of the Purchase of Replacement Computers for all City Departments, Not to exceed the Amount \$104,441**
11. **Approval to Waive City Bid Requirements and Purchase Audio-Visual Upgrades for City Training and Meeting Rooms in an amount not to exceed \$42,365 with Modern Media.**
13. **Consideration of Ordinances Approving Recommendations from the Building Review Board. (First Reading, and if Desired by the City Council, Final Approval)**
14. **Consideration of Ordinance Approving a Recommendation from the Zoning Board of Appeals. (First Reading, and if Desired by the City Council, Final Approval).**

COUNCIL ACTION: Approval of the thirteen (14) omnibus items as presented.

Mayor Pandaleon asked if there is any item that the City Council would like removed or taken separately. Alderman Buschmann asked to remove item #12. Mayor Pandaleon asked if there were any additional items to be removed. Seeing none.

Alderman Preschlack made a motion to approve the now thirteen (13) Omnibus items as presented, seconded by Alderman Weber. The following voted "Aye": Alderman Preschlack, Goshgarian, Buschmann, Weber, Rummel and Notz. The following voted "Nay": None. 6-Ayes, 0 Nays, motion carried.

City Council praised staff for #9, an ERP renewal that works to make the City of Lake Forest more efficient.

Item #12 that was removed

1. **Consideration of the First Amendment to the Purchase, Sale, and Development Agreement Relating to Phase III of the McKinley Development.**

Mayor Pandaleon then asked for a motion to approve item #12.

COUNCIL ACTION: Consideration of the First Amendment to the Purchase, Sale, and Development Agreement Relating to Phase III of the McKinley Development

Alderman Notz made a motion to approve the Consideration of the First Amendment to the Purchase, Sale, and Development Agreement Relating to Phase III of the McKinley Development, seconded by Alderman Goshgarian.

Alderman Buschmann then explained why he voted no, noting the Library and the affordable housing commitment.

The following voted "Aye": Alderman Preschlack, Goshgarian, Weber, Rummel and Notz. The following voted "Nay": Alderman Buschmann. 5-Ayes, 1 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.

OLD BUSINESS

Mayor Pandaleon introduced the item, noting the Council has the option to handle the five (5) actions as five separate votes, or use a voice vote to create the five actions as a single motion.

1. Consideration of Actions Related to the Development of Twelve Senior Cottages on the Northwest Corner of Everett and Telegraph Roads:

- **Consideration of a Recommendation from the Plan Commission in Support of a Site Plan including a Setback Variance, and a Plat of Consolidation**
- **Consideration of a Recommendation from the Building Review Board in Support of the Design Aspect of the Cottages.**
- **Consideration of a Resolution Declaring Property Surplus and Directing that All Necessary Steps be Undertaken to Transfer the Property to Community Partners for Affordable Housing (CPAH).**
- **Consideration of a Request to Make the Previously Authorized Contribution to Support Development of the Senior Cottages.**

(Waive First Reading and Grant Final Approval of Ordinances, and by Motion, Approval of Plat, Resolution, and Contribution)

Mayor Pandaleon introduced Community Development Director, Catherine Czerniak. She gave an overview that included history, noting Former Alderman Tom Tropp, who created a foundation to which the five senior cottages were developed, through a partnership. She continued noting that the city played a role in maintaining and selecting the tenants for some of the units, and that based off the Council's previous affordable housing actions. Currently the City is committed through a Resolution in support of affordable housing to allow other partners in these actions in the future. She stated the reason for development is based off of the success of the current units.

Ms. Czerniak noted a 2.3-acre site with 12 units in 6 duplexes. She mentioned President Steve Potsic and Vice President Paul LeMieux of the Lake Forest/Lake Bluff Senior Citizen Foundation as key players in developing this project. Additionally, she stated that Chase Morris of Community Partners for Affordable Housing (CPAH) has been in contact with the state about tax credits, state grants, and county grants, and will be authorized in place to prepare for Council action.

The City Council had discussion on management, site, community partners, and the waitlist. The Council also recognized Catherine Czerniak for all her work on this project along with the Housing Trust Fund members, Senior Foundation and the staff at Community Partners for Affordable Housing

Mayor Pandaleon asked for a motion to take all the items as one vote (Roll Call), Alderman Preschlack made a motion to approve the five (5) action items as an Omnibus vote, seconded by Alderman Weber. Motion carried unanimously by voice vote.

Mayor Pandaleon read the following.

- 1. Approve the Site Plan and Plat on Consolidation.**
- 2. Accept the recommendation of the Plan Commission and waive first reading and grant final approval of an ordinance approving a variance to allow one of the duplex buildings, two of the cottages, to encroach not more than five feet into the corner side yard setback along Telegraph Road.**

3. **Accept the recommendation of the Building Review Board and waive first reading and grant final approval of an ordinance approving the design aspects of the Senior Cottage development.**
4. **Accept the recommendation of the Property and Public Lands Committee and approve a Resolution declaring the 2.23-acre parcel as reflected on the plat of consolidation to be surplus property and directing that all necessary steps be taken to affect the transfer.**
5. **Approve payment in the previously approved amount of \$350,000 from the City's Housing Trust Fund to CPAH to support the development of 12 Senior Cottages upon the completion of the transfer of the property.**

Alderman Buschmann made a motion to approve the five (5) action items, approve the Site Plan and Plat on Consolidation, Accept the recommendation of the Plan Commission and waive first reading and grant final approval of an ordinance approving a variance to allow one of the duplex buildings, two of the cottages, to encroach not more than five feet into the corner side yard setback along Telegraph Road, accept the recommendation of the Building Review Board and waive first reading and grant final approval of an ordinance approving the design aspects of the Senior Cottage development. Accept the recommendation of the Property and Public Lands Committee and approve a Resolution declaring the 2.23-acre parcel as reflected on the plat of consolidation to be surplus property and directing that all necessary steps be taken to affect the transfer. Approve payment in the previously approved amount of \$350,000 from the City's Housing Trust Fund to CPAH to support the development of 12 Senior Cottages upon the completion of the transfer of the property, seconded by Alderman Rummel. The following voted "Aye": Alderman Goshgarian, Buschmann, Weber, Rummel Notz, and Preschlack. The following voted "Nay": None. 6-Ayes, 0 Nays, motion carried.

ADDITIONAL ITEMS FOR COUNCIL DISCUSSION/COMMENTS BY COUNCIL MEMBERS
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Mayor Pandaleon noted that there will no further business after Executive Session. He asked if there were any other items of discussion from Council Members. Alderman Goshgarian noted the quality of first responders and City Staff, extending this gesture to the Sanitation employees and Sanitation Supervisor Brian Pogachnik.

Mayor Pandaleon asked for a motion. He noted there will be no further business following Executive Session.

1. EXECUTIVE SESSION pursuant to 5ILCS120/2(c), 1 The City Council will be discussing personnel

Alderman Rummel made a motion to move into Executive Session pursuant to 5ILCS120/2(c), 1 The City Council will be discussing personnel, seconded by Alderman Notz. The following voted "Aye": Alderman Buschmann, Weber, Rummel Notz, and Preschlack, and Goshgarian. The following voted "Nay": None. 6-Ayes, 0 Nays, motion carried.

Adjournment into Executive Session at 10:00p.m.

Reconvene into Regular Session at 10:29p.m.

ADJOURNMENT

There being no further business Mayor Pandaleon asked for a motion. Alderman Buschmann made a motion to adjourn, seconded by Alderman Weber. Motion carried unanimously by voice vote at 10:30 p.m.

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.

Executive Summary

Key Report Findings

Based on the Analysis conducted from the attached report, Johnson Consulting has determined the following findings:

1. Local characteristics are primed for high-utilization in youth sports programming

Lake Forest is a strong community with a stable population base and high median household income. The unique characteristics of having an above average cohort of population under the age of 25 is a good indicator for youth sports and recreation success. While Lake Forest is a small population, the intent behind the development of Deerpath Community Park seems to be a local serving facility, in which case the surrounding population is less impactful on predicting success for the facility.

2. Right-sizing the facility

Through site analysis and discussions with the City of Lake Forest, it would not appear feasible to operate under the 7.6 acre field layout. The limitations in surface configuration as well as true number of surfaces would deem too large a burden on the City of Lake Forest Parks and Recreation programs. The smaller layout would not allow for any new programming to be added to Deerpath Community Park, as well as the eliminating the option of absorbing some existing programming from other Lake Forest Parks.

3. Operations Analysis

The goal of the development of Deerpath Community Park is to highlight the park as the premier athletics facility in the Lake Forest Parks & Recreation system. Some neighborhood and local parks in Lake Forest that are currently managing a percentage of athletics are not ideal for competitive programming. The potential for absorption of some of that programming into Deerpath will theoretically allow the other parks to operate as they were designed, while also reducing the maintenance costs for those parks. In the analysis of current and projected usage of Deerpath Community Park as well as absorbed hours from other Lake Forest parks, the summer season is forecasted to have the greatest opportunity for potential additional revenue to be generated. The ability to both absorb some programming from other Lake Forest Parks as well as offer field hours to external users will make Deerpath Community Park a powerhouse facility for local sports and recreation.

4. Economic Impact

The 9.5 acre field layout would generate more rental revenue compared to the 7.6 acre layout at equal rental rates and utilization. Johnson Consulting believes that the proposed rental range of \$20-\$30 per hour is well below market level for local programming, and a significant amount of revenue can be generated. A more market competitive rate of \$100 per hour could generate higher additional revenue. The potential additional revenues outlined in this report are a conservative approach to youth sports programming.