

**THE CITY OF LAKE FOREST
CITY COUNCIL AGENDA**
** Tuesday, February 21, 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

2. COMMENTS BY CITY MANAGER

A. Community Spotlight
- Dr. Jill Baren, President Lake Forest College

3. OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL
--

4. COMMITTEE REPORTS

5. ITEMS FOR OMNIBUS VOTE CONSIDERATION
--

1. Approval of February 6, 2023, City Council Meeting Minutes

A copy of the minutes can be found beginning on **page 16**

COUNCIL ACTION: Approval of February 6, 2023, City Council Meeting Minutes

2. Approval of an Illinois Department of Transportation Resolution Appropriating \$1,500,000 in Motor Fuel Tax (MFT) Funds to be used for the 2023 Annual Pavement Resurfacing Program

STAFF CONTACT: *Byron Kutz, P.E., Superintendent of Engineering (810-3555)*

PURPOSE AND ACTION REQUESTED: The Illinois Highway Code requires each municipality to submit a City Council Resolution appropriating MFT funds for local street maintenance projects. Staff requests approval of a resolution appropriating \$1,500,000 in MFT funds to be used for the 2023 Annual Pavement Resurfacing Program.

BACKGROUND/DISCUSSION: Typically, the City appropriates accumulated MFT funds for street maintenance projects every three years. While these projects will be bid and managed in-house, the City is required to follow IDOT guidelines in terms of project contract specifications, documentation, and project close-out procedures.

The Illinois Motor Fuel Tax (MFT) Fund is derived from a tax on the privilege of operating motor vehicles upon public highways and of operating recreational watercraft upon the waters of this State, based on the consumption of motor fuel.

The motor fuel taxes that are deposited in the Illinois MFT Fund are: (a). 19.0 cents per gallon (b). 7.5 cents per gallon on diesel fuel in addition to the tax in (a) above.

The Department of Transportation allocates these monies according to the provisions outlined in the MFT fund distribution statute, 35 ILCS 505/8 and initiates the process for distribution of motor fuel tax to the counties, townships, and municipalities. Each month a warrant is issued to each municipal treasurer in the amount of the municipality's share of Motor Fuel Tax Fund collected for the preceding month. Monthly distributions are posted on the department's website.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Finance Committee	11/14/2022	Included in Capital Plan
Public Works Committee	02/6/2023	Reviewed & Recommended City Council Approval

BUDGET/FISCAL IMPACT: This resolution will initiate the process with IDOT to authorize the use of MFT funds for the City's 2023 Annual Pavement Resurfacing Program. Below is an estimated summary of the MFT dollars being requested:

FY 2024 Funding Source	Amount Budgeted	Amount Requested	Budgeted Y/N
202-3703-439.76-72	\$1,500,000	\$1,500,000	Y

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

The City will competitively bid the project in March after receiving approval appropriating the MFT funds. Award of the construction low-bid is tentatively scheduled for the April 3, 2023, City Council meeting.

COUNCIL ACTION: Approval of an Illinois Department of Transportation Resolution Appropriating \$1,500,000 in Motor Fuel Tax (MFT) Funds to be used for the 2023 Annual Pavement Resurfacing Program

3. Approval of a Public Works Committee Recommendation for an Award of Bid to Efraim Carlson & Son for the Police Department Break Room Renovation Project in the Amount of \$88,825 to Include a Project Contingency in the Amount of \$11,175, for a Grand Total Amount of \$100,000

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

PURPOSE AND ACTION REQUESTED: The Public Works Committee and City staff request City Council award of bid to Efraim Carlson & Son for the Police Department Break Room Renovation Project in the amount of \$88,825 to include a project contingency in the amount of \$11,175, for a grand total amount of \$100,000.

BACKGROUND/DISCUSSION: The Public Safety Building's (PSB) Police Department break room was last renovated in 1996. Located in the lower level of the PSB, the room is a small, 350 square foot area, that Police Department staff can use for meals and breaks. Many of break room's current infrastructure and assets are well beyond their useful life which includes the carpet, cabinets, counters, appliances, and other room furnishings.

The Public Safety Building operates around-the-clock. At any time, the room could be used for a staff person's break or meal. As a direct result of the age, use, and current condition of the break room space, many Police Department staff no longer use the room. Once the project is completed, use and functionality of the space are anticipated to greatly increase.

To support this renovation project, the City entered into an architectural design agreement with a professional design services firm, Larson and Darby, in July of 2022. The Larson & Darby team met multiple times with both Public Works and Police Department staff throughout the design process to ensure the design would support staff needs from both the use and maintenance perspectives.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	2/6/2023	Reviewed and Recommended Approval

BUDGET/FISCAL IMPACT: On January 10, 2023, City staff initiated the public bidding process for this project. On January 26, 2023, the City received six sealed bids as outlined below.

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

Firm Name	Bid Total
Efraim Carlson & Son	\$88,825
LZ Design Build Group	\$93,000
Red Feather Group	\$111,159
Boller Construction	\$113,100
Bee Liner Lean Services	\$130,000
Stenstrom	\$154,700

Efraim Carlson & Son has considerable municipal building construction project experience. The firm has completed numerous local Police and Fire Department projects. All firm reference checks were very positive.

Below is an estimated summary of Project budget:

Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
FY23 Capital Fund 311-1503-467-67-10	\$100,000	\$100,000	Y

If approved, project construction will begin March of 2023 with project construction anticipated to be completed by June of 2023.

COUNCIL ACTION: Approval of a Public Works Committee Recommendation for an Award of Bid to Efraim Carlson & Son for the Police Department Break Room Renovation Project in the Amount of \$88,825 to Include a Project Contingency in the Amount of \$11,175, for a Grand Total Amount of \$100,000.

4. Approval to Award a Contract to ZENON Environmental Corporation to Purchase 432 Replacement Membrane Modules Included in the FY '24 Budget, in the amount of \$266,500 and \$15,500 for On-Site Technical Support, for a Total of \$282,000

STAFF CONTACT: *Dan Martin, Superintendent of Public Works (847-810-3561)*

PURPOSE AND ACTION REQUESTED: The Public Works Committee and staff are recommending City Council authorization to award a contract for 432 replacement membrane modules under the FY2024 Membrane Module Evaluation/Replacement Project to Zenon Environmental Corporation (doing business as Suez Water Technologies & Solutions (Suez)). The remaining original membrane modules (576) have exhibited excessive fouling and have reached the end of their useful production life. The membranes need replacement for the Water Treatment Plant (WTP) to continue to provide sufficient drinking water production capacity. If approved by City Council this evening, the proposed membrane module replacement is scheduled to commence upon delivery of the membrane modules and expected to be completed June 1, 2023, in preparation for high-water production season. The installation of replacement modules will be accomplished utilizing in-house WTP staff. The installation of membranes will be executed one train at a time to minimize down-time and to return each train into service in a timely manner.

BACKGROUND/DISCUSSION: Two trains of replacement modules (Trains 1 and 2) with 144 modules each were purchased and successfully installed in early 2022 by WTP staff. The production capacity was significantly improved to help meet demand during the 2022 summer period. Though production capacity was improved to meet demand, the production capacity of the remaining four trains (4 out of 6 Trains) continues to decline as the membrane modules age. Suez, who monitors the membrane system on a weekly basis, noted that even with the two new trains of modules, the current WTP capacity as of July 2022 is still less than the current design capacity and additional membranes need to be replaced. Purchasing and installing the replacement membrane modules for Trains 3, 4, and 5 will increase the current WTP capacity to meet the design capacity.

The replacement membrane modules would be installed in Trains 3, 4, and 5. Trains 3 and 4 were commissioned in April 2018 and Trains 5 and 6 were commissioned in January 2019,

providing a calculated age nearing 5 years and exceeding 4 years, respectively. For comparison, Trains 1 and 2 were originally installed in January 2018 and replaced in March 2022, which provided a calculated production life of just over 4 years. Based on replacement period of Trains 1 and 2 and the current rate of deterioration in the remaining trains, it appears that the membrane modules have a life expectancy of approximately 4 to 5 years before replacement is needed. The 432 replacement membrane modules are needed to maintain this replacement schedule and treatment plant capacity of 11.8 MGD. To complete a full first replacement of all 6 Trains, Train 6 will be budgeted in FY2025 or FY2026 for \$180,000.

Staff continue to work through options to improve membrane performance to ultimately increase membrane life expectancy. With assistance from Suez, staff have been optimizing cleaning sequences that have resulted in noticeable membrane performance on the older modules. Staff will continue to discuss with SUEZ on cleaning strategies through the current services agreement with Suez.

In addition, staff has applied to the Environmental Protection Agency to obtain a permit to discharge membrane backwash wastewater instead of recycling it within the WTP. With a discharge permit, incoming water quality will improve and theoretically extend the life of the membrane modules. Suez has previously recommended this improvement and has indicated that this would be a significant improvement at the WTP to extend membrane life expectancy.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	2/6/2023	Reviewed and approved purchasing replacement modules from Zenon/Suez
City Council	2/1/2016	Approved GE/ZENON/SUEZ as Membrane Module Provider

BUDGET/FISCAL IMPACT:

Has City staff obtained competitive pricing for proposed goods/services? **No**
Administrative Directive 3-5, Section 6.11 – Existing Relationship

Suez 'proposal to supply the replacement modules for Trains 3, 4, and 5 is \$266,500 and is included in the FY'24 water fund C.I.P. budget. Under the City's and Suez' contract 2-2015, the specification language included pro-rated module price guarantees that reduced the purchase cost of modules by approximately 53.1%. The pro-rated pricing is based on a 10-year membrane life as presented in a 20-year total cost of ownership bid. Staff will further clarify future membrane module replacement costs consistent with contract 2-2015.

The remaining \$15,500 will be used to have a factory service representative (FSR) be on-site to oversee the installation and commissioning of the new membranes. Upon completion, the FSR will certify that the installation was completed in accordance with factory standards and has met all the requirements for warranty.

Below is the Project budget:

FY2024 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Water Capital Improvement Fund 508-6003-467-67.49	\$340,000	\$282,000	Y

COUNCIL ACTION: Approval to Award a Contract to ZENON Environmental Corporation to Purchase 432 Replacement Membrane Modules Included in the FY '24 Budget, in the amount of \$266,500 and \$15,500 for On-Site Technical Support, for a Total of \$282,000

5. Consideration of an Ordinance Approving a Recommendation from the Historic Preservation Commission. (First Reading and if Desired by the City Council, Final Approval)

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

The following recommendation from the Historic Preservation Commission is presented to the City Council for consideration as part of the Omnibus Agenda.

755 Washington Road – The Commission recommended approval of a building scale variance to allow construction of a pool house. One letter was received from a neighboring property owner in support of the project. (Approved 6 – 0)

The Ordinance approving the petition, with key exhibits attached, is included in the Council's packet beginning on **page 20**. The Ordinance with complete 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 building scale variance as recommended by the Historic Preservation Commission.

6. Consideration of a Recommendation from the Plan Commission in Support of a Special Use Permit to Allow a Berm Exceeding Seven Feet in Height on a Residential Property at 934 Longwood Drive, Adjacent to the Railroad Tracks. (If desired by the Council, Waive First Reading and Grant Final Approval of the Ordinance.)

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

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

BACKGROUND/DISCUSSION: The Zoning Code allows berms up to seven feet in height to be constructed on private property by right, that is, without any special approval beyond the issuance of permits. Berms proposed at a height in excess of seven feet must be considered through the special use process which provides for a public hearing before the Plan Commission. In the past, Special Use Permits have been granted for berms on residential properties located adjacent to heavily traveled roads, Routes 41 and 60, and railroad tracks.

The private property owners are responsible for submitting plans for permit and for construction and maintenance of the berms.

This Petition

The property that is the subject of this petition is located at the east end of Longwood Drive, adjacent to the railroad tracks. The property owners recently completed an addition to the rear of their home and improvements in the backyard. A berm of up to 14 feet in height is proposed on the east side of the property, adjacent to the railroad right of way, to provide some buffering from the Metra commuter trains that use the adjacent tracks. All work will be completed on the petitioner's private property.

The Plan Commission held a public hearing to consider this petition on August 10, 2022. Public testimony was presented by one neighbor who expressed concern about drainage and tree removal. The Commission noted that the trees proposed for removal are generally of low quality and that replacement plantings will be required on the site. The Commission also noted that the petitioners will be required to submit a detailed drainage and grading plan which will be subject to review and approval by the City Engineer.

At the close of the public hearing, the Plan Commission voted 5 to 0 to recommend approval of the Special Use Permit to the City Council. Additional background information is provided in the Plan Commission report which is included in the Council packet beginning on **page 39**. The approving Ordinance is also included in the Council packet beginning on **page 32**.

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 to allow a berm of up to 14 feet in height to be constructed on property at 934 Longwood Drive subject to the conditions as detailed in the Ordinance.

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

6. OLD BUSINESS

- 1. Review of contracts, bids, and financing options for Deerpath Park Athletic Field Improvement Project. Consideration to approve contracts and bids for the Deerpath Park Athletic Field Improvement Project, If desired, City Council may consider a resolution expressing intent to issue bonds for the project.**

PRESENTED BY: *Chuck Myers, Superintendent of Parks & Forestry, (847)810-3565*

PURPOSE AND ACTION REQUESTED: City staff will present the contracts, bids, and financing options for the Deerpath Park Athletic Field Improvement Project. As explained below, City Council will consider the costs for the base project and additional amenities. Depending on if/what additional amenities are preferred, City Council will have the opportunity to consider the approval of contracts and bids for the Deerpath Park Athletic Field Improvement Project. Additionally, City Council may consider a resolution expressing intent to issue bonds for the project.

BACKGROUND/DISCUSSION: Since the Park Board recommendation in March 2022, Council has discussed athletic field improvements at Deerpath Community Park at six previous meetings. 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 bid process has now been conducted. Over the last several City Council meetings, staff have presented various updates on aspects of the project, including the evaluation of turf materials, programming analysis, and revenue projections.

A complete timeline of discussions and actions pertaining to the synthetic turf fields project is provided in the table below.

Previous Project Discussion and Reviews

Reviewed	Date	Comments
City Council Workshop	7/12/2021	High level review of improvement options for Deerpath Park
Community Engagement	Fall 2021 - Spring 2022	City conducted surveys and community input sessions
Parks & Recreation Board	3/15/2022	Recommend City Council approval to proceed with requests for proposals for the design of synthetic turf athletic fields at Deerpath Park
City Council	4/4/2022	Approval to proceed with requests for proposals for the design of synthetic turf athletic fields at Deerpath Park
City Council	5/2/2022	Approval of design contract for synthetic turf athletic fields at Deerpath Park
City Manager Advisory Group	5/25/2022	Project overview and group charge
City Manager Advisory Group	7/14/2022	Preliminary design review and discussion
City Manager Advisory Group	8/15/2022	Design alternative review and discussion
City Council	9/6/2022	Discussion and Direction regarding synthetic turf athletic field size
City Council	10/17/2022	Approval of amendment to design contract

Reviewed	Date	Comments
City Manager Advisory Group	11/9/2022	Design alternative review and discussion
City Council	1/17/2023	Council update on site plan and turf materials selection
City Council	2/6/2023	Council update on programming and revenue projections

Recommendations of the Advisory Group

The Advisory Group appointed by the City Manager met four times over the course of several months. The Group was charged with advising, challenging, and offering insight to City staff and the City's consultants as plans and designs for the improvements at Deerpath Park were developed. Group members were selected to bring expertise in the areas of architecture, engineering, field playability and performance, player safety, site design, land planning, landscaping, sustainable design, and knowledge of the practical and operational aspects of synthetic athletic turf fields. The recommendations from the Advisory Group were previously provided to the Council and are included again in the Council packet for reference on **page 41** and **page 43**.

Base Project and Additional Amenities

The base project includes components such as site excavation and grading, stormwater mitigation and detention improvements, synthetic turf products, site lighting, walking path loop, utilities, sport field amenities, and natural areas enhancements.

Throughout the design phase for the project, City staff considered the elements that make up the base project independently from the additional amenities that enrich the quality of the park and maintain the character of a community park. The additional amenities, reflected in the Conceptual Vision Plan developed and recommended by the Advisory Group, were included in the bid packets and can be added to the base project, if directed by the Council.

The following are additional amenities that were included in design and bidding for City Council's consideration:

- north building with restroom facilities, concessions, and pavilion area.
- south building with restroom facilities and pavilion area.
- maintenance garage to be added to the south building for storage of turf field materials and maintenance equipment.
- playground designed for use by 2-5-year-olds, three small fitness stations.
- boardwalk in southwest wetland area and crushed stone walking path in natural areas.

Construction Management Firm

Given the complexity and the cost of the project, City staff have determined it would be best to engage with a construction management firm to provide professional construction management services that include public bidding, contract management (by Construction Manager), and full-time onsite project managers and superintendents.

On July 29, 2022 a Request for Proposals (RFP) for Project bidding and construction management services was released by the City, published in the Lake County News Sun, and posted on the City's website. In addition, an RFP opportunity announcement was emailed directly to multiple firms who provide these services. On August 15, 2022, three firm submittals were received and a selection committee, comprised of City staff, was formed to review and evaluate the written responses based on project approach and understanding, turf field project experience and qualifications, references/project results, and proposed cost. The RFP outlined that submitted cost proposals were to be developed upon an anticipated \$12.5 million base construction budget. Further the RFP featured a specific cost proposal template that all firms had to use to outline their costs. This cost proposal sheet required firms to include their lump sum fee to complete bidding services, their percentage base fee to be applied to the total final cost of construction to provide construction management services, any fee adjustments based on change orders, their monthly general fixed condition costs associated with their needed project team staffing, and their percentage base fee that is applied to the total cost of construction to provide their general liability insurance coverage.

Following the evaluation of the written RFP responses, the staff selection team interviewed all three candidate firms. Following the interview process, the staff team unanimously recommended Nicholas & Associates to provide both project bidding and construction management services. Nicholas & Associates has over 40 years of experience in successfully providing construction management services for large scale municipal, commercial, and educational projects. Specifically, they have provided construction management services on over 50 turf field projects, 35 of which were located within the regional area. Additionally, all the fees Nicholas & Associates included as part of their detailed cost proposal submittal were found by staff to be the lower and most competitively cost in comparison to the other two firm submittals.

Bidding Process

As per our agreement with Nicholas & Associates, and following the completion of all design work, Nicholas prepared the necessary bid packets for the various aspects of the project. Bids were reviewed and assembled for City staff to evaluate. The bid included all excavation, grading, base preparation, walking path, landscaping, detention, utilities, and all trades required for the buildings. Staff was also given all costs related to construction, including construction management fees, general liability insurance, general fixed conditions (Nicholas supplied superintendents and project managers) and general conditions (construction site expenses such as trailer, fencing, temporary power, etc.). The bid also included the replacement of the existing tennis court with new tennis/pickleball courts so that the work could be included in the overall project, however, this will be funded separately through the Parks & Public Land Fund.

In addition to the pricing received through the bid process, staff was also given bid pricing for several specific items through national government joint purchase co-operatives such as, Sourcwell and TIPS. Per Section 6.1D of the City's Purchasing Directive, purchases can be made via a variety of governmental joint purchasing programs. Numerous pieces of equipment are bid nationally, and such bids conform to all requirements of the Illinois State bidding laws. Sourcwell and TIPS follow the competitive contracting law process to solicit, evaluate, and award cooperative purchasing contracts for goods and services. Items that were included in the co-operative pricing include:

1. Midwest Sports Turf for the turf system (TIPS Co-op)
2. Keeper Goals for portable homerun fences (TIPS Co-op)
3. Musco Lighting for sports field lighting (Sourcewell Co-op)
4. Poligon for the baseball dugouts (Sourcewell Co-op)
5. Landscape Structures for the playground/fitness stations (Sourcewell Co-op)

City staff is also recommending that Hitchcock Design Group and their subcontractors provide architectural and engineering construction phase oversight for the project, as shown in the cost structure below.

City staff evaluated all costs for the project have provided a summary chart below for City Council review.

Summary of Costs

The table below includes costs for Synthetic Turf Field Improvements (base project) and also a Menu of Additional Amenities for City Council consideration. City Council could choose to implement some of the additional amenities as part of the initial project or could choose to phase work in over time.

Synthetic Turf Field Improvements	Dollar Amount
Base Construction Cost	\$11,584,663
Construction Mgmt. Fees/General Conditions/Insurance	\$1,191,320
A&E Construction Phase Services (Hitchcock)	\$115,500
Total Base Cost:	\$12,891,483
Menu of Additional Amenities	Dollar Amount
North Restroom/Concessions/Pavilion Building	\$1,417,252
South Restroom/Pavilion Building	\$682,157
Maintenance Garage attached the South Building (Allowance)	\$426,000
Playground/Fitness Stations	\$242,533
Boardwalk/Crushed Stone Path	\$236,260
Additional Landscaping/Natural Areas Maintenance	\$100,358
Total Additional Amenities Cost:	\$3,104,560
Total Base Cost + All Amenities	\$15,996,043
Tennis/Pickleball Courts (PPL Funded)	\$435,827

* The base cost includes \$475,000 in contingency and the additional amenities include \$63,185 in contingency.

Staff would also note that the bid for a standalone maintenance building was rejected due to cost concerns revealed through the bidding process and aesthetic concerns raised by the Building Review Board. Staff is suggesting that re-design and value engineering be completed over the next month to address the concerns and that an allowance of \$426,000 be left in the contract for a maintenance garage to be attached to the south building. This will still allow for alignment with the original construction schedule for the building.

BUDGET/FISCAL IMPACT: With approval by the City Council, costs for the Deerpath Park Athletic Field improvements will be incorporated into the City's FY24 Budget and FY24-28 Capital Improvement Program. Staff recommends an advance on this funding to allow for work to begin prior to May 1, 2023.

Staff is recommending that the City allocate an estimated \$4 million operating surplus in the General Fund for FY23 to this project to reduce long-term financing required. The remaining amount ranging from \$ 8.89-12.0 million is recommended to be funded from a General Obligation bond issue.

Based on various debt service models that the City Council will consider, the impact to the average Lake Forest homeowner property tax bill would be \$90-143. In the staff presentation at the meeting on February 21, Finance Director Holleb will present various debt service financing models for City Council discussion.

The proposed resolution (**page 45**) as part of this package would indicate the City's intent to issue bonds for this project and allow for reimbursement of any expenses incurred prior to bond issue closing. In the staff presentation at the meeting, staff will also present bond financing options.

With approval of the proposed resolution, staff would begin work with the City's financial advisory firm and bond counsel to prepare for a bond auction. Competitive bids and acceptance of a bid would be brought to the City Council for approval at a later date.

The tennis/pickleball courts amount of \$435,827 would be funded from the Parks and Public Land Fund.

To date, the City has paid \$565,750 for design services and \$10,540 for permit fees.

Has competitive pricing been obtained for proposed goods/services? Yes, with the exception of Government Joint Purchasing as previously outlined.

Below is an estimated summary of Project budget:

FY2024 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
General Fund Reserves (FY23 Operating Surplus)		\$4 million	*
Capital Improvements Fund (GO Bond Issue Proceeds)		\$8.89 -\$12.0 million	*
Parks and Public Land Fund		\$435,827	*

* With City Council approval, these amounts will be included in the FY24 Budget.

SUBSEQUENT ACTIVITY:

As a follow up to potential Council action on the items listed below, staff will complete the processing of the necessary Board and Commissions reviews. Recommendations from the Boards and Commissions will be presented to the City Council in the standard manner, as part of the Omnibus Agenda, at a future City Council meeting for final action. The Board and Commission reviews are expected to include the following:

- Zoning Board of Appeals – recommendations on setback variances as needed for buildings and structures, height variances for light and camera poles, and fencing.
- Building Review Board – recommendations on building massing, design aspects, and exterior materials.
- Plan Commission – recommendation to align the zoning on the overall Recreation Center and athletic field parcels for consistency and recognize the community park use.

COUNCIL ACTIONS:

Consideration to approve contracts and bids for the Deerpath Park Athletic Field Improvement Project. The contracts and bids presented below represent the full cost for the base project plus all additional amenities to show the full scope of the project. Council will consider what (if any) additional amenities to include and the amounts will be adjusted to match that preference.

1. Award of contract with Nicholas & Associates for \$11,541,172
2. Award of contract with Hitchcock Design Group for \$115,500
3. Award of bid with Midwest Sports Turf (TIPS Co-op) for \$3,450,000
4. Award of bid with Keeper Goals (TIPS Co-op) for \$176,035
5. Award of bid with Musco (Sourcewell Co-op) for \$813,900
6. Award of bid with Poligon (Sourcewell Co-op) for \$113,000
7. Award of bid with Landscape Structures (Sourcewell Co-op) for \$222,263

Total: \$16,431,870 (Includes Tennis/Pickleball Courts)

And

Consideration of a Resolution expressing official intent regarding certain capital expenditures to be reimbursed from proceeds of one or more obligations to be issued by the City of Lake Forest, Lake County, Illinois (page 45).

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 15** of this packet.

Office of the City Manager

February 15, 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.

The City of Lake Forest
CITY COUNCIL MEETING
Proceedings of the Monday, February, 6 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 6:33p.m, and City Clerk Margaret Boyer called the roll of Council members.

Present: Alderman Morris, Alderman Novit, Alderman Rummel, Alderman Notz, Alderman Preschlack, Alderman Goshgarian, Alderman Buschmann, Alderman Weber

Absent: none

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE was recited.

REPORTS OF CITY OFFICERS

COMMENTS BY MAYOR

Mayor Pandaleon made a statement regarding notification of individuals that speak during public comment during public hearings, stating State Senator Julie Morrison and the City Attorney, Julie Tappendorf, are now working to develop a change in language.

Mayor Pandaleon reported that Metra has begun work on the universal crossover switch at the West Side Train Station, noting the Metra More pilot program's success. He read a letter co-signed by himself, State Senator Julie Morrison, Representative Bob Morgan, President and CEO of Lake County Partners Kevin Considine, and Lake County Board Member Paras Parekh, supporting a long-term reverse commute schedule.

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

COUNCIL ACTION: Approve the Mayor's 2023-2024 Board and Commission Appointments and Reappointments

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

COMMENTS BY CITY MANAGER

A. Community Spotlight

- Dr. Matthew Montgomery, Superintendent to Lake Forest School Districts 67 & 115

City Manager Jason Wicha introduced Dr. Matthew Montgomery, Superintendent to Lake Forest School Districts 67 & 115. Dr. Montgomery, who has been in his role almost two (2) years, gave a detailed overview of the District 115 Facilities Bond Referendum, highlighting its purpose, a summary of its makeup, the benefits, and also the financial implications.

Dr. Montgomery noted that District 115 recently became a National Blue Ribbon School, meaning the School District is in the top 20 of the State, and maintains a school-average GPA of 3.0 or higher. Dr. Montgomery also stated that his purpose is to share the facts on the bond referendum, not to ask for a vote either for or against. Dr. Montgomery noted that fifty-two (52%) of the \$105.7 million bond will be put towards infrastructure planning, while the other forty-eight (48%) will be utilized for instructional space upgrades, namely developing ADA accessibility, and expanding classrooms, none of the money will be used for staffing and wages.

The City Council asked clarifying questions including the school district's operating budget, public and private partnerships, debt incursion, student relocation, the cost bond per student, and preemptive measures.

Mayor Pandaleon noted that while City of Lake Forest enjoys having the lowest tax rates, the schools receive a very small portion of the tax bill.

OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

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

Ari Marck offered his opinion to the Council regarding the closing of the Wildlife Discovery Center noting how much the center enhanced his life.

Sharone Marck offered her opinion to the City Council regarding the closing of the Wildlife Discovery Center, noting disappointment in the closure.

ITEMS FOR OMNIBUS VOTE CONSIDERATION

- 1. Approval of January 17, City Council Meeting Minutes**
- 2. 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 Scandoli 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.**
5. **Award Vermeet 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.**

COUNCIL ACTION: Approve the six (6) 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 Goshgarian made a motion to approve the six (6) Omnibus items as presented, seconded by Alderman Notz. The following voted "Aye": Alderman Morris, Novit, 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.

OLD BUSINESS

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

City Manager Jason Wicha iterated the purpose of discussion being consensus, noting anticipation of reviewing construction bids and comparison of other impacted parks in Lake Forest due to the project in later anticipated discussions.

Mayor Pandaleon then introduced Anthony Anaszewicz, Program Manager, and Elizabeth Holleb, Finance Director, to give a presentation on the updates to the Deerpath Park Athletic Field.

Program Manager Anthony Anaszewicz reported that 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. He noted throughout the development of programming, revenue analysis was conducted based on an hourly rental structure. He also explained definitions in relations to sports that will utilize the athletic field throughout the year. Lastly, he noted key findings relevant to discussion, noting an above average population under the age of 25, expansion possibilities from other Lake Forest parks, and a reduction in maintenance costs due to Deerpath Community Park absorbing existing programming.

Elizabeth Holleb, Finance Director reported 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. Additionally noted was the programming analysis identified and 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 would create an opportunity for additional revenue from new programs and additional field rentals.

The City Council had lengthy discussion on various topics related to the athletic field that included future costs, cost recovery, maintenance, user fees, users, field utilization, demographic data, programming and maintenance benefits, field inventory, operating hours, field configurations rental revenues among other topics.

Mayor Pandaleon offered the opportunity for public comment.

Alexandra Potter offered her opinion to the Council noting noise, traffic and if there is a need for a concession stand.

Mary Matthews offered he opinion to the Council noting floodplain and asking the Council to reconsider this project and go with natural grass improvements.

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.

Through discussion, the City Council gave direction to the Park Board to evaluate options and recommend a specific usage policy and fee structure that will be presented to the City Council at a future date.

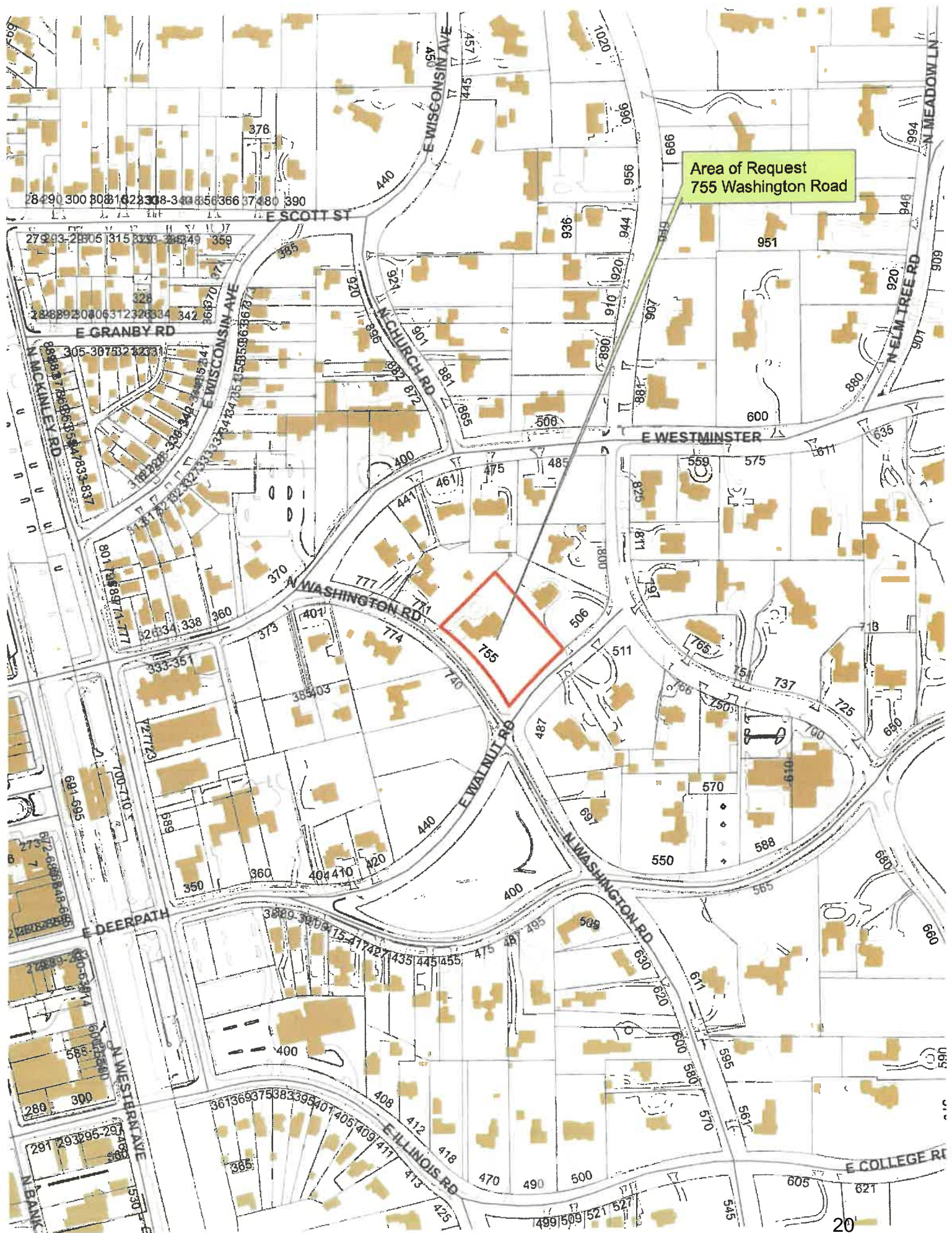
ADDITIONAL ITEMS FOR COUNCIL DISCUSSION/COMMENTS BY COUNCIL MEMBERS
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ADJOURNMENT

There being no further business Mayor Pandaleon asked for a motion. Alderman Goshgarian made a motion to adjourn, seconded by Alderman Weber. Motion carried unanimously by voice vote at 9:11 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.



Area of Request
755 Washington Road

THE CITY OF LAKE FOREST

ORDINANCE NO. 2023 - ____

AN ORDINANCE GRANTING A FLOOR AREA EXCEPTION FOR
THE PROPERTY LOCATED AT 755 WASHINGTON ROAD

WHEREAS, Mathew and Alicia Phillips ("**Owners**") are the owners of that certain real property commonly known as 755 Washington Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property has been designated as a Local Landmark or included in a Local Historic District pursuant to Chapter 155 of the City Code; and

WHEREAS, the Property is in the R-3, Single Family Residence Zoning District; and

WHEREAS, the Owners desire to construct improvements including a pool house ("**Improvements**") as depicted on the site plan and architectural drawings that are attached hereto as Group Exhibit B ("**Plans**"); and

WHEREAS, in order to construct the Improvements, Section 155.07 of the City Code requires the Owners to obtain a Certificate of Appropriateness ("**CoA**") from the Historic Preservation Commission ("**HPC**");

WHEREAS, some of the Improvements as depicted on the Plans would exceed the maximum floor area allowances set forth in Section 150.148(D), which apply to new construction on, or additions and alterations to existing construction on, residential property; and

WHEREAS, pursuant to notice duly published, the HPC reviewed and evaluated the Plans at a public hearing held on January 25, 2023; and

WHEREAS, the HPC, having fully heard and having considered the evidence and testimony by all those attending the public hearing who wished to testify, made the following findings:

1. the Property is located within the R-3 District under the City Code,
2. Owners propose to construct the Improvements as depicted on the Plans,

3. as depicted on the Plans, the Improvements exceed the maximum floor area allowances set forth in Section 150-148(D) of the City Code,
4. the Improvements are consistent with the design standards in Section 150.147 of the City Code,
5. the Property is in a local historic district or is designated as a Local Landmark and the Improvements are consistent with the standards in the Historic Preservation Ordinance, and approval of the Improvements as depicted on the Plans would further the purpose of the Historic Preservation Ordinance,
6. the HPC has determined that the Plans qualify for a Certificate of Appropriateness under the standards set forth in Section 155.08 of the City Code;
7. the location, massing and architectural detailing of the Improvements will mitigate the appearance of excessive height and mass of the structures and as a result, the proposed development of the Improvements as set forth on the Plans is in keeping with the streetscape and overall neighborhood,
8. the Improvements are sited in a manner that minimizes the appearance of mass from the streetscape and neighboring residences due to the location of the addition at the rear of the residence and existing and proposed vegetation. In addition, the proposed Improvements will not have a significant negative impact on the light to and views from neighboring homes.
9. the height and mass of the Improvements will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision,
10. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with this Ordinance, the recommended conditions, and the Plans, will meet the standards and requirements of Sections 150.147 and 150.148 of the City Code,

and recommended that the City Council approve the Application and the Plans and grant an exception to the maximum allowable floor area consistent with the Plans, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owners' request for exceptions to the maximum floor area requirements set forth in Section 150.148 of the City Code and the findings and recommendations of the HPC, have determined that it is in the best interests of the City and its residents to grant such exceptions, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council further determine in the exercise of the City's home rule powers that it is in the best interests of the City and its residents to grant Owners' request for exceptions to the otherwise applicable maximum floor area requirements, subject to the terms and conditions hereinafter set forth;

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

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

SECTION TWO: Maximum Floor Area Exception Granted. Pursuant to Section 155.08 of the City Code, and subject to the limitations therein and the conditions set forth in Section Three of this Ordinance, the City Council does hereby grant an exception to the maximum floor area requirements set forth in Section 150.148(D) of the City Code, as more fully depicted on the Plans, by allowing the Improvements which together with other structures on the Property will have a maximum square footage not to exceed 8,003 square feet, 22.2% over the allowable square footage.

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

- A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals

granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.

- B. Compliance with Laws. Chapters 150, regarding building, 156, regarding subdivisions, 159, regarding zoning, and 155, regarding historic preservation, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Tree Preservation. The Owners will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans.
- E. Fees and Costs. The Owners shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owners shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.
- F. Other Conditions. The improvements shall be substantially in conformance with the Commission's deliberations as reflected on Exhibit C, Certification of Appropriateness, attached hereto.

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if Owners have (i) executed and (ii) thereafter filed with the City Clerk, within 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit D and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS __ DAY OF _____, 2023.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2023.

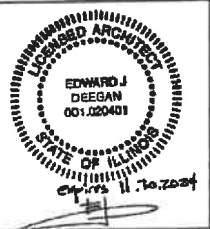
Mayor

ATTEST:

City Clerk

The Plans

PROPOSED SITE PLAN



The Phillips
Pool House
755 Washington Rd.
Lake Forest, IL 60045

EDWARD DEEGAN
ARCHITECTS & INTERIORS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

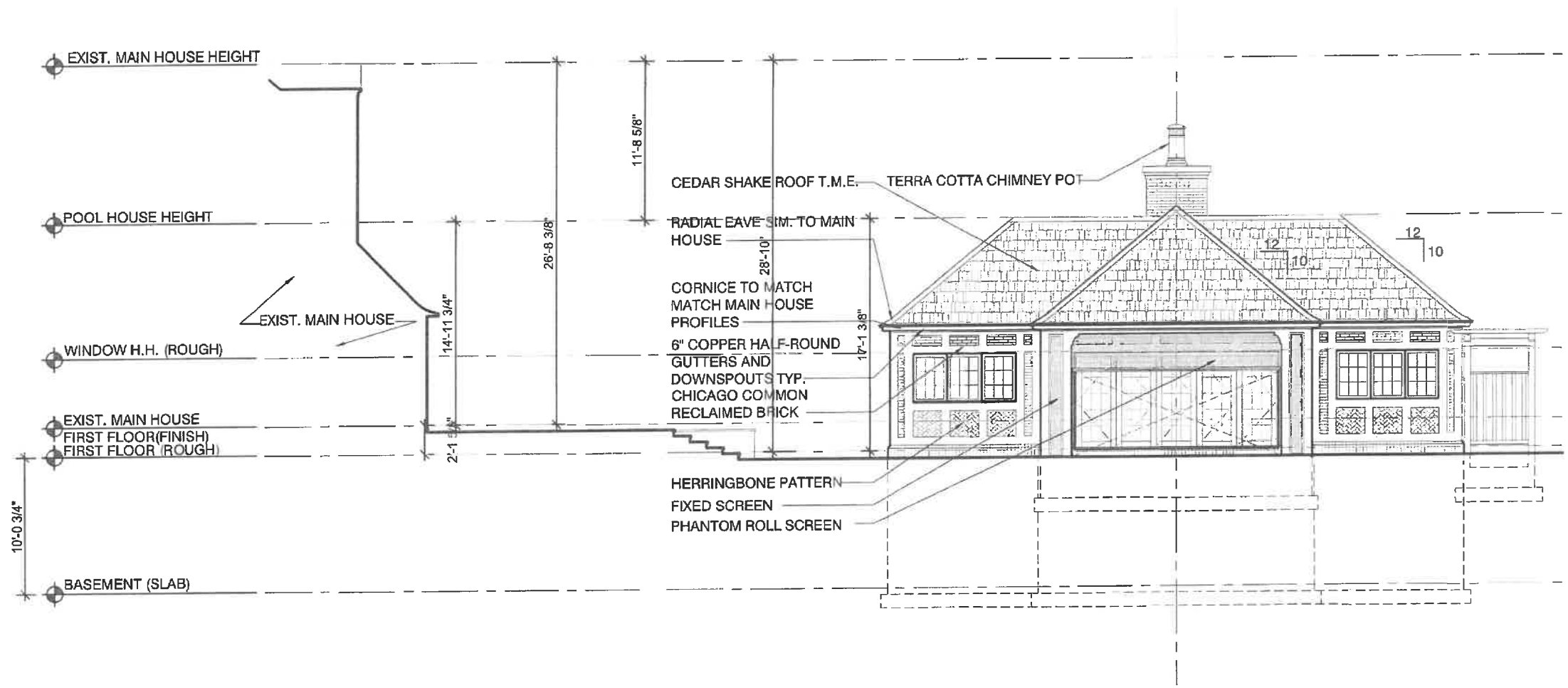
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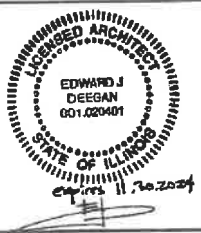
GROUP EXHIBIT B

The Plans

PROPOSED POOL HOUSE – WEST ELEVATION



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



The Phillips
Pool House
755 Washington Rd.
Lake Forest, IL 60045

EDWARD DEEGAN
ARCHITECTS & INTERIORS
503 Park Drive #4
Kenilworth IL 60043
(847) 506-4110

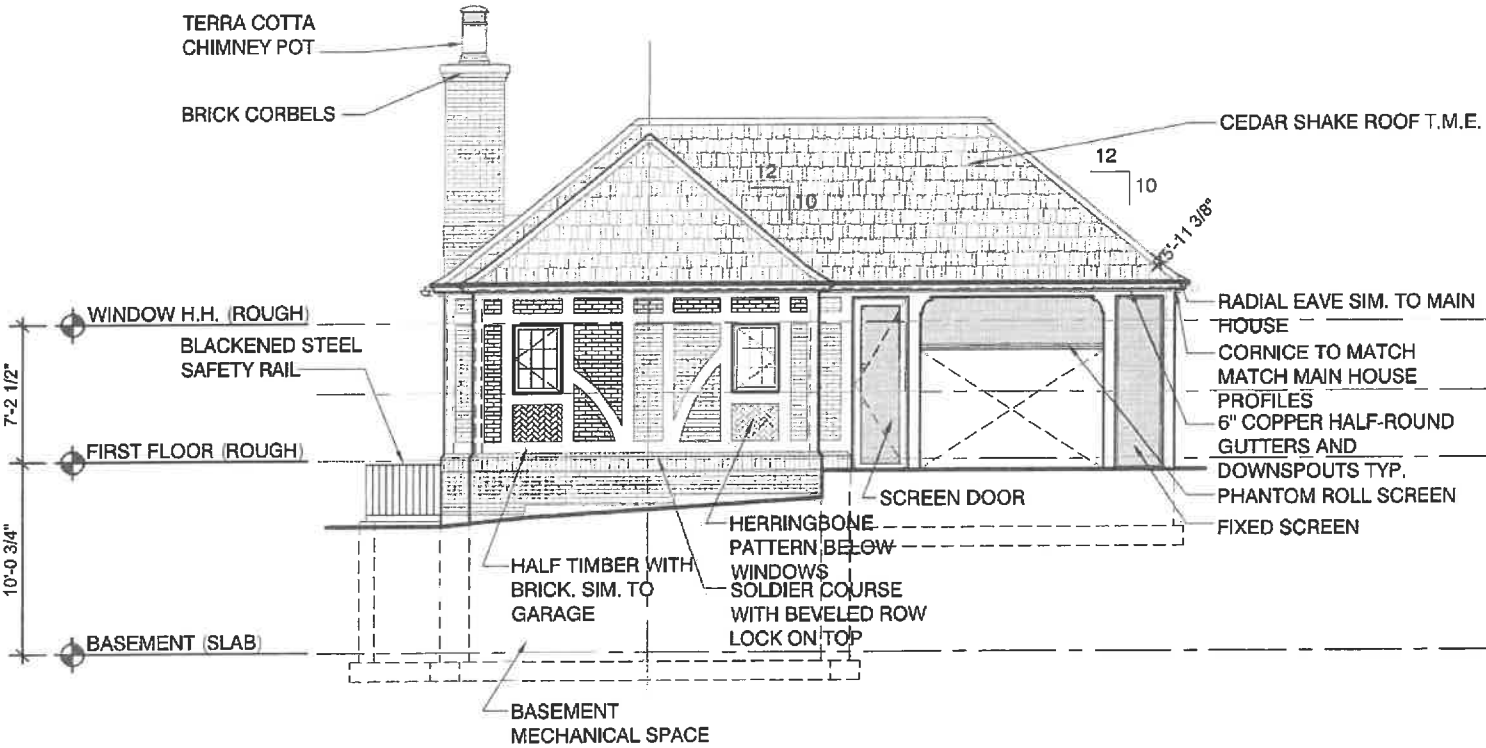
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West Elevation

Sheet No.
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GROUP EXHIBIT B

The Plans

PROPOSED POOL HOUSE – NORTH ELEVATION



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

**The Phillips
Pool House**
755 Washington Rd.
Lake Forest, IL 60045

EDWARD DEEGAN
ARCHITECTS & INTERIORS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

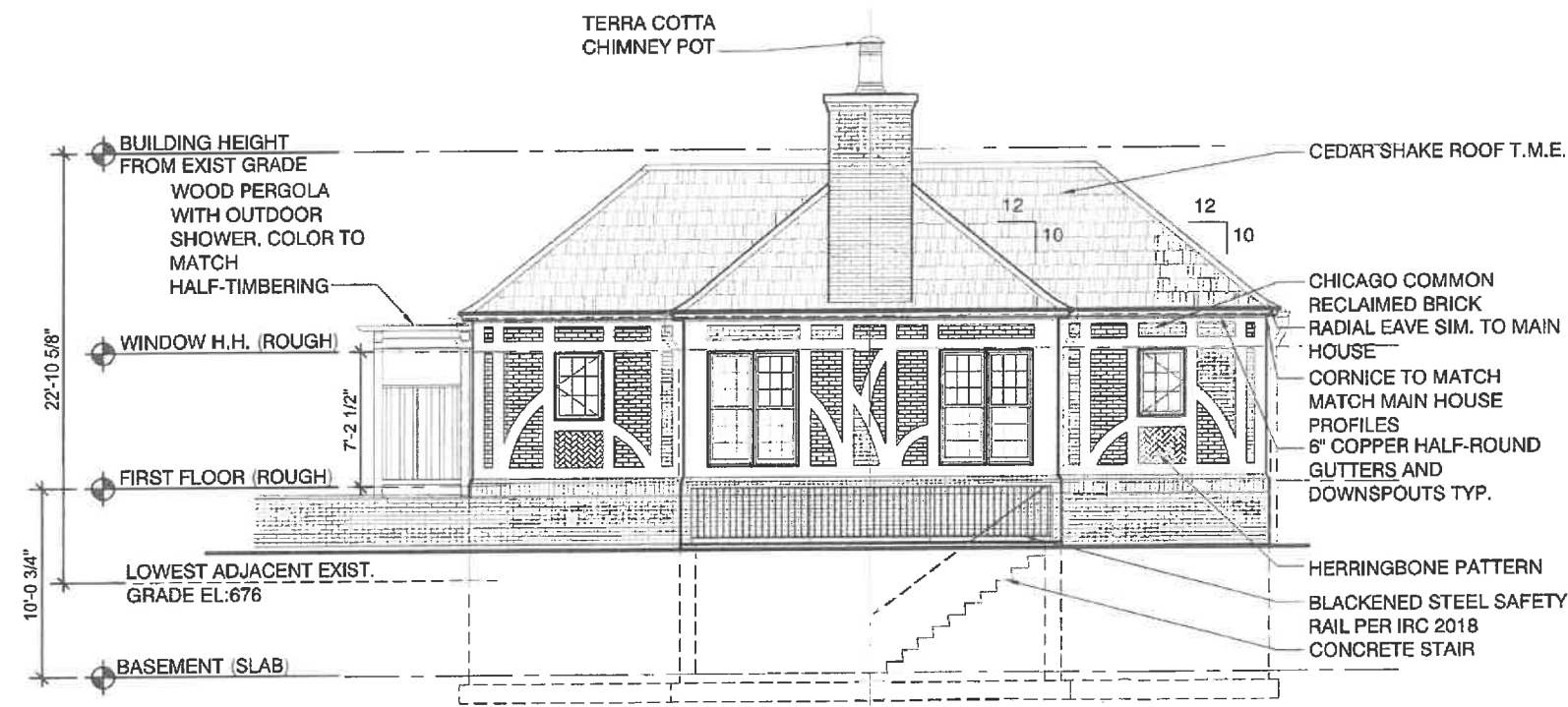
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North Elevation

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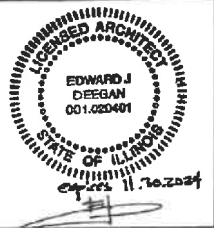
GROUP EXHIBIT B

The Plans

PROPOSED POOL HOUSE - EAST ELEVATION



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



The Phillips
Pool House
755 Washington Rd.
Lake Forest, IL 60045

EDWARD DEEGAN
ARCHITECTS & INTERIORS
503 Park Drive #4
Kendallville, IL 60043
(847) 906-4110

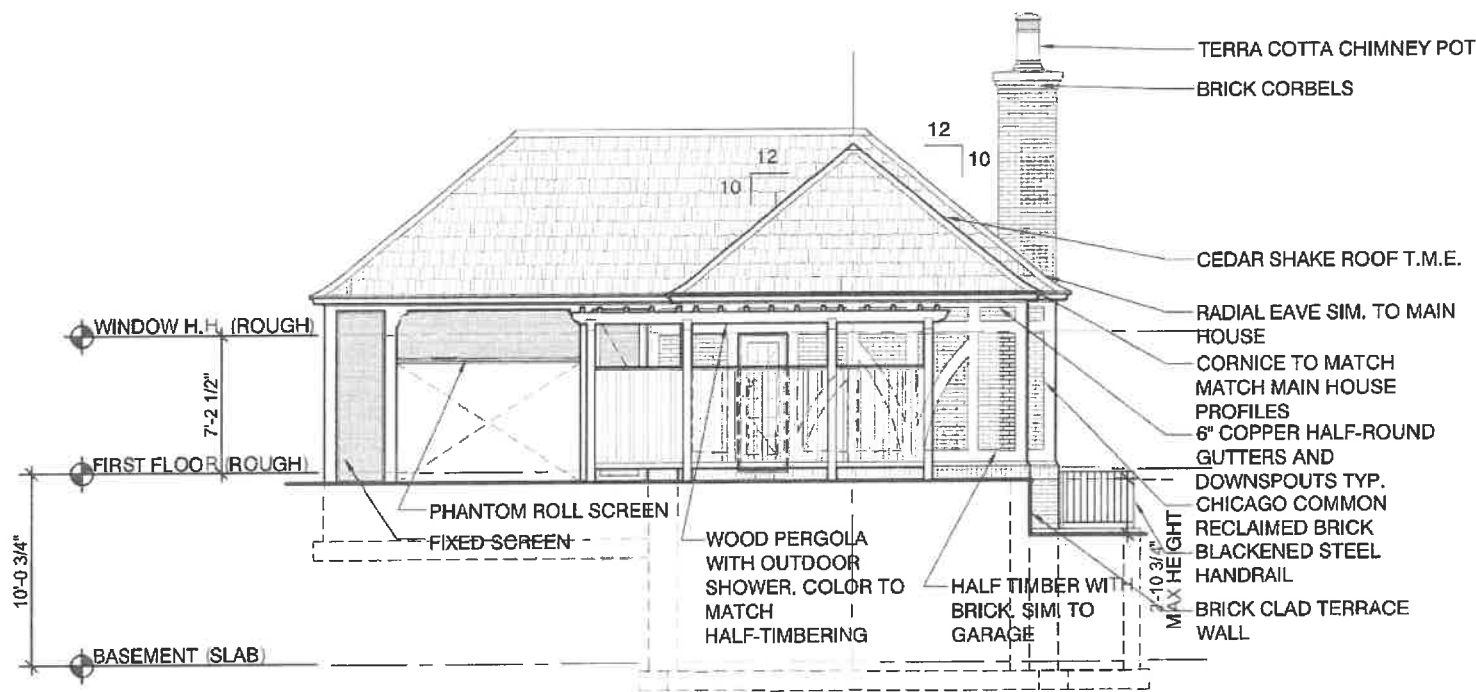
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East Elevation

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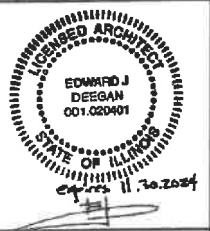
GROUP EXHIBIT B

The Plans

PROPOSED POOL HOUSE - SOUTH ELEVATION



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



The Phillips
Pool House
755 Washington Rd.
Lake Forest, IL 60045

EDWARD DEEGAN
ARCHITECTS & INTERIORS
503 Pack Drive #4
Kaukauna, WI 54901
(920) 796-4110

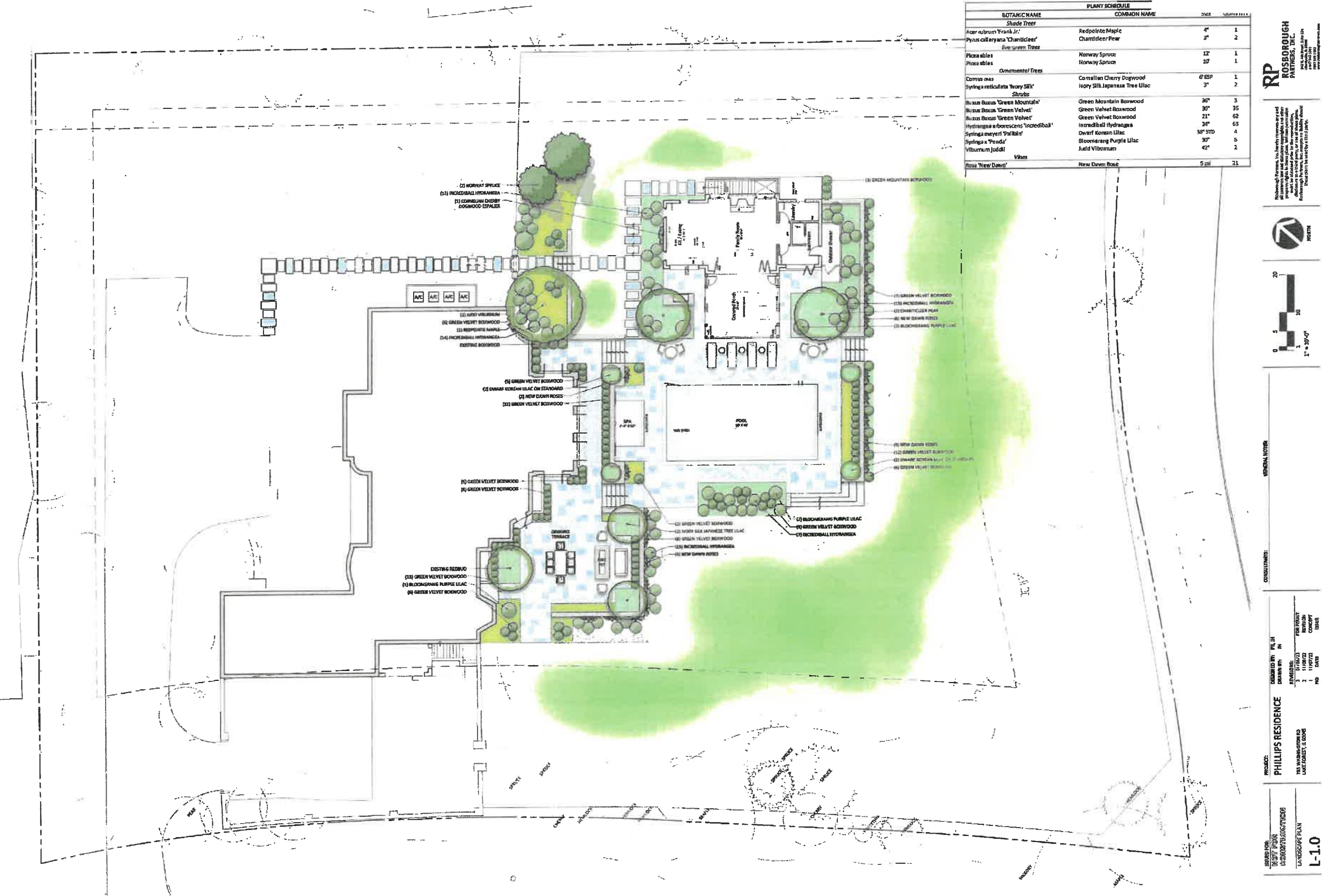
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South Elevation

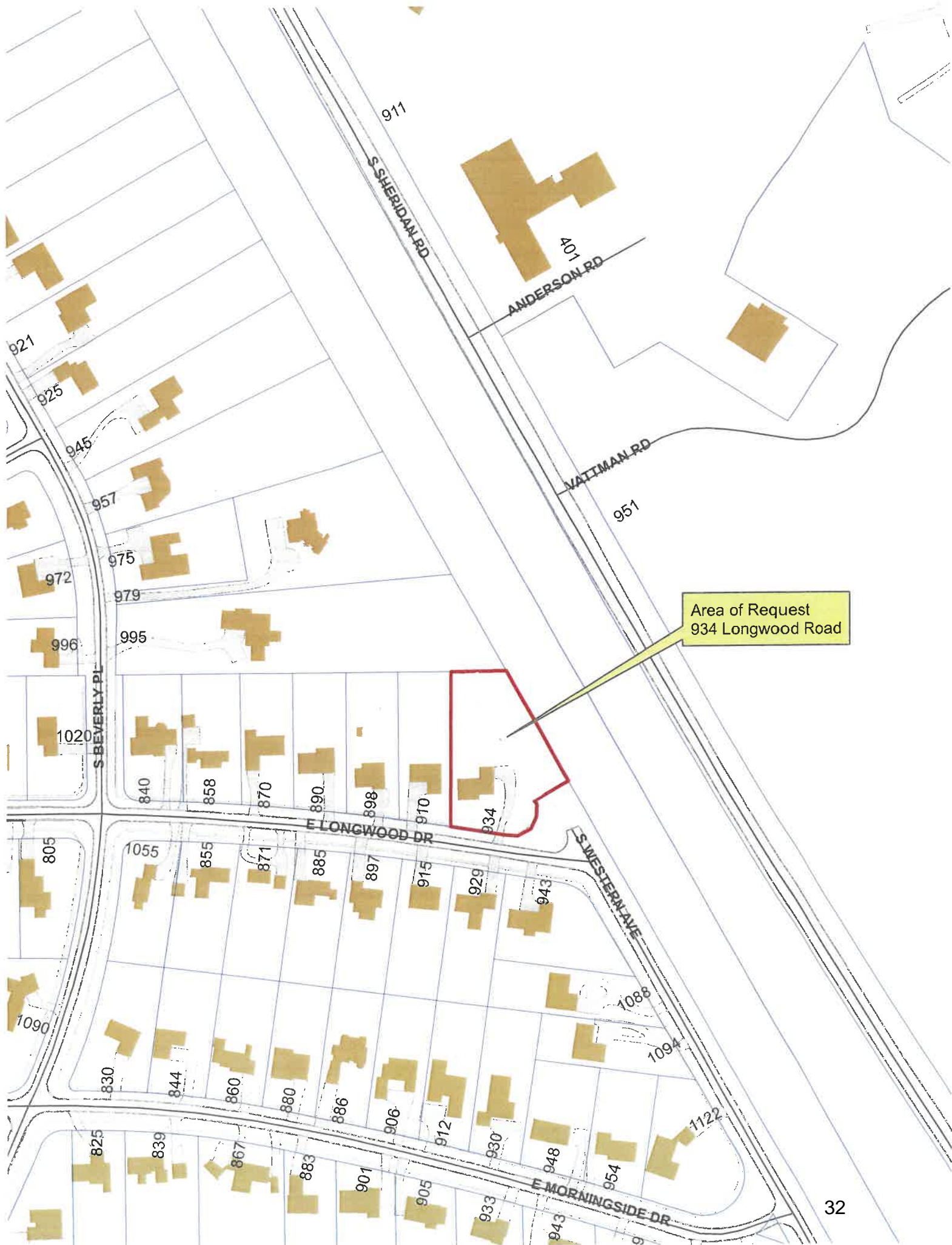
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GROUP EXHIBIT B

The Plans

PRELIMINARY LANDSCAPE PLAN





THE CITY OF LAKE FOREST

ORDINANCE NO. 2023-_____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AUTHORIZING A BERM TALLER THAN SEVEN FEET ON A RESIDENTIAL PROPERTY LOCATED AT 934 LONGWOOD ROAD

WHEREAS, John and Margaret Burke ("**Owners**") are the Owners of that certain real property commonly known as 934 Longwood Drive Lake Forest, Illinois and legally described in Exhibit A, attached hereto (the "**Property**"); and

WHEREAS, the Owners, filed a petition (the "**Petition**") requesting approval of a Special Use Permit ("**SUP**") to authorize a berm exceeding seven feet in height on a residential property with the Plan Commission for its evaluation and recommendation; and

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

WHEREAS, the Plan Commission did conduct a properly noticed public hearing on the Petition on August 10, 2022, and, after having fully heard and having considered the evidence and testimony offered and after deliberation, voted 5 to 0, to recommend approval of the request subject to the conditions of approval hereinafter set forth and made findings as detailed on Exhibit B, attached hereto and made a part hereof; and

WHEREAS, the City Council (i) concurs with the findings of the Plan Commission, (ii) finds that the uses and Improvements as authorized herein will satisfy the requirements of Sections 159.045 (L)(3)(c) and 159.084 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 (L)(3)(c) and 159.084 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 construction of a berm 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:

- 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.
- D. Fees and Costs. The Owners shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owners shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.
- E. Project Specific Conditions.
 - 1. A detailed drainage and grading plan including information on how the slopes of the berm will be stabilized shall be submitted to the City and will be subject to review and approval by the City Engineer.
 - 2. A tree survey shall be submitted to the City and shall include the species, size and condition of all trees that will need to be removed to allow construction of the berm for the purpose of determining the required replacement tree inches.
 - 3. A landscape plan shall be submitted detailing how the berm will be landscaped and reflecting where replacement trees will be planted. If all required tree replacement inches cannot be accommodated on the property using good forestry practices, a payment in lieu of on site plantings

will be required to support plantings in the parkways in the surrounding neighborhood.

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 _____, 2023.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS ____ DAY OF _____, 2023.

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 berm is intended to mitigate to some extent the impact of trains traveling along the railroad tracks located adjacent to the property. The berm will be constructed in conformance with applicable engineering standards to assure stability of the slopes of the berm. The berm will not endanger public health or safety and in fact may benefit the property and the neighborhood by creating a barrier along the railroad tracks.

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 berm will not negatively impact the enjoyment or values of other properties in the neighborhood. The berm may offer some benefit to other properties in the neighborhood by offering some screening of the railroad tracks.

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 berm will not impede redevelopment of properties in the neighborhood in the future.

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. The berm will not be highly visible from the larger neighborhood.

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

A detailed drainage plan is required prior to the issuance of permits to allow construction of the berm. The plan will be subject to the review and approval of the City Engineer. The drainage plan must demonstrate that storm water will continue to

move through the area appropriately and that the berm will not cause any back up of storm water on to the Burke property or on to neighboring properties.

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

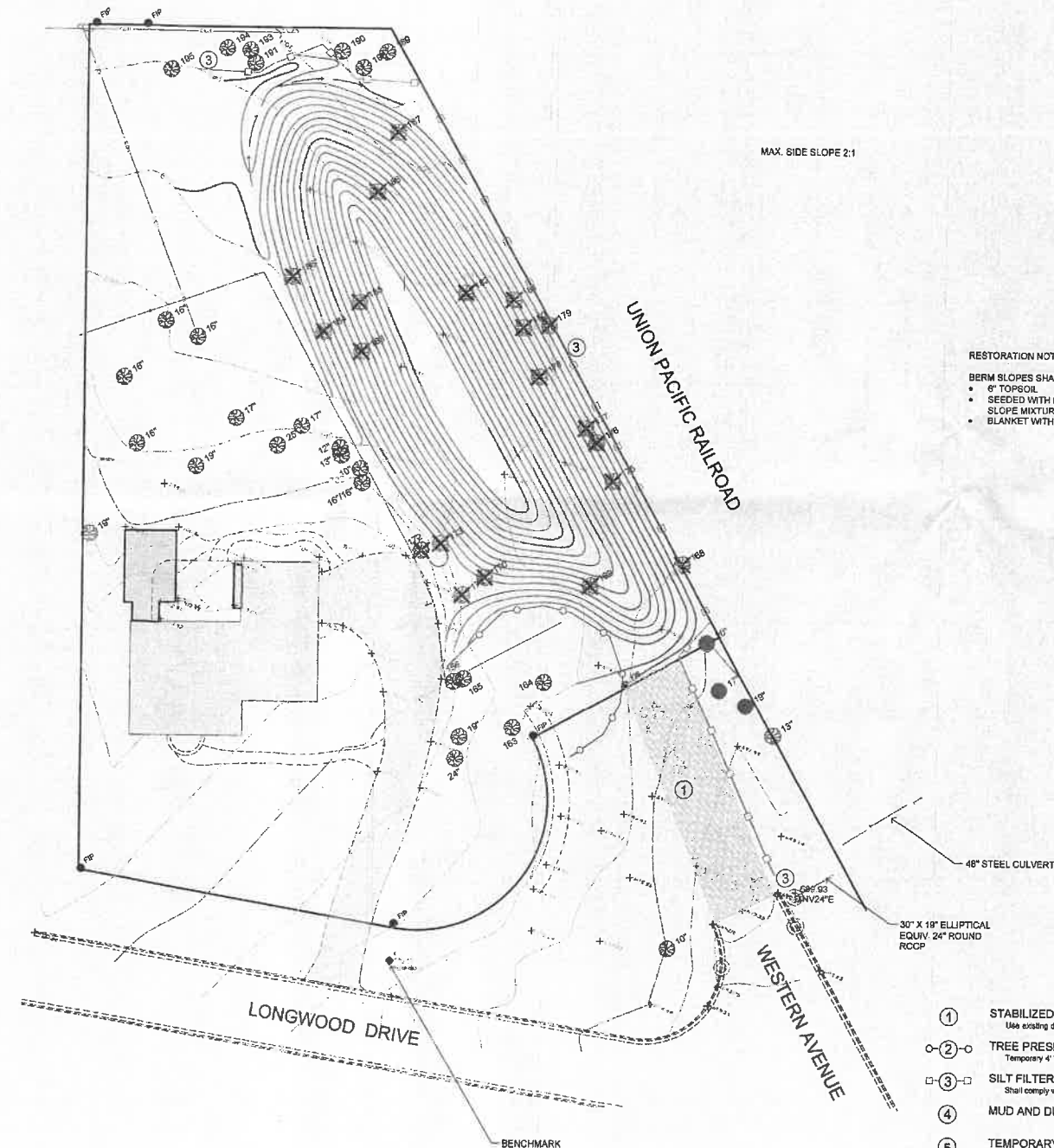
Existing roads provide sufficient access to the site for purposes of constructing the berm. Once the berm is completed, it will not result in any increase in traffic in the area or impact traffic patterns.

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.

The property will continue to conform to all regulations of the R-2 zoning district and will be used solely for single family residential purposes.

PROPOSED BERM AT 934 LONGWOOD DRIVE, LAKE FOREST

Tree tag #	Species	D8H	Condition	Additional Notes
163	Red oak	15.5	Fair	
164	White oak	28	Good	
165	Red oak	17	Good	
166	White oak	12.5	Good	
167	Mulberry	8	Poor	
168	Ash	5	Dead	
169	Ash	8.5	Dead	
170	White oak	9	Fair	
171	Unknown	9	Dead	
172	Unknown	10	Dead	
173	Ash	10	Poor	EAB
174	White oak	17	Fair	
175	Black walnut	9	Good	
176	Black walnut	11	Fair	
177	Unknown	15	Dead	
178	Red oak	10	Poor	
179	Elm	12.5	Good	DED
180	Honeylocust	15	Fair	
181	Pin oak	18	Good	
182	Budshom	20	Poor	Multistem
183	Red oak	8.5	Fair	
184	Red oak	14	Poor	
185	Ash	9	Dead	
186	Red oak	12.5	Dead	
186	Black walnut	10	Good	
187	Oak	10.5	Dead	
188	Red oak	9	Fair	
189	Black walnut	10	Fair	
190	Black walnut	13	Good	
191	Cottonwood	14	Good	
192	Cottonwood	9.5	Fair	
193	Cottonwood	28.5	Fair	Decay in trunk
194	Cottonwood	12	Good	
195	Oak	30	Dead	
196	Hickory	9.5	Good	
197	Oak	24	Dead	
198	Red oak	10.5	Fair	
199	Red oak	13	Poor	
200	Cottonwood	19	Fair	
201	Cottonwood	15	Fair	
202	Red oak	8.5	Fair	
203	Ash	9.5	Dead	
204	Red oak	18.5	Poor	
205	White oak	16	Good	
206	Cottonwood	12	Good	
207	Oak	29	Dead	
208	Cottonwood	22	Good	
209	Cottonwood	9	Fair	
210	Cottonwood	13	Good	
211	Cottonwood	19.5	Good	

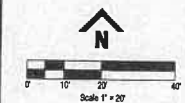


- RESTORATION NOTE**
- BERM SLOPES SHALL BE RESTORED WITH**
- 6" TOPSOIL
 - SEEDS WITH IDOT TYPE 3 NORTHERN ILLINOIS SLOPE MIXTURE OR APPROVED EQUAL
 - BLANKET WITH NAG S150

BLECK
engineers | surveyors

Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 W bleckeng.com

934 Longwood Drive
Lake Forest, IL



BENCHMARK: ARROW HUT ON FIRE
HYDRANT AT 634 LONGWOOD DRIVE
ELEVATION = 700.17

ALL ELEVATIONS ON THESE PLANS ARE ON
CITY OF LAKE FOREST (USGS NAVD 88)
DATUM

[illegible]

PROFESSIONAL SEAL

"To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of this project or any part thereof, or that if such surface waters are to be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the developer has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of the damage to the adjoining property because of the construction of the project."

Michael G. Bleck, PE 08.29.2022
License No. 00204005 Expires 11/2023
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Steel Reinforcement Calculations, 344.008411

JOHN BURKE
934 Longwood Drive
Lake Forest, Illinois 60045

7D-1263	Project No.
MB	Drawn By
MGB	Checked By

Drawing No.

3

Drawing Name
Proposed Site Grading



PLAN COMMISSION REPORT AND RECOMMENDATION

TO:	Honorable Mayor Pandaleon and Members of the City Council
DATE:	February 21, 2023
FROM:	Chairman Dixon and members of the Plan Commission
SUBJECT:	<i>Special Use Permit to Allow a Berm Exceeding Seven Feet on a Residential Property</i>

PROPERTY OWNER

John and Margaret Burke
934 Longwood Road
Lake Forest, IL

PROPERTY LOCATION

934 Longwood Road

ZONING DISTRICT

R-2 Single Family Residential

Representative: Tom Swarthout

Plan Commission Recommendation

The Plan Commission held a public hearing to consider this petition on August 10, 2022. At the conclusion of the hearing, the Commission voted 5 to 0 to recommend approval of a Special Use Permit to allow the petitioners to construct a berm at a height of up to 14 feet on the east side of their property.

The Commission's recommendation is supported by the findings of fact which are attached as Exhibit B to the Ordinance presented to the Council for consideration.

Description of Request

This is a request for a Special Use Permit to allow construction of an earthen berm on a single family residential property for the purpose of providing some buffering from the adjacent railroad tracks. Section 159.045(L)(3)(c) of the City of Lake Forest Code requires a Special Use Permit for berms on residential properties.

"Artificial mounds or berms for landscaping purposes exceeding seven feet in height above the natural elevation of the surrounding land."

Description of Property and Background

The Burke property is located at the east edge of the Sunset Hills Estates Subdivision, on the north side of Longwood Drive, in a neighborhood of single family homes. The Burke property totals approximately 40,330 square feet and is larger than the average property in this neighborhood which is about 21,000 square feet. Larger properties are located to the north.

To the east, the property is adjacent to what was originally intended as right of way for an extension of Western Avenue south of Westleigh Road. The extension of Western Avenue never happened. The right of way was vacated over the course of several years to each adjoining property owner, primarily properties fronting on Beverly Place. Western Avenue from the south, off of Old Elm Road, dead ends into the Burke property.

The Union Pacific railroad right of way and railroad tracks are located along the east edge of the Burke property. Metra commuter trains travel on the railroad tracks between Kenosha and the City

of Chicago, with stops in the Lake Forest Central Business District, hourly and at peak times, more frequently.

The opportunity to construct a berm on the property arose as a result of discussions between the petitioners and their representative about various construction projects underway or planned in the community which require substantial excavation. Although the Burkes originally hoped to take advantage of dirt being hauled off site by contractors working on the Burr Oak Stormsewer project, the timeline for their project did not come together quickly enough to do so. The Burkes are currently in discussion with the contractors working on the hospital campus about the potential of using dirt from excavation work occurring there.

Key Points

- A berm taller than seven feet above existing grade in a residential district may only be approved through a Special Use Permit process.
- This is not the first instance of approval of a berm to mitigate impacts of an adjacent transportation corridor. A Special Use Permit was previously granted for a berm to mitigate the impacts of Route 41 on property located at 385 Onwentsia Road.
- The opportunity to build the berm using spoils from a local construction project provided the initiative for moving forward with this project at this time.
- The petitioners contacted owners of other properties that border the railroad tracks to assess interest in a larger project but at this time, there was no interest.
- Detailed plans pertaining to drainage, grading, tree removal and landscaping will be required prior to the issuance of permits.

Public Notice

Public notice of this request was published in a newspaper of local circulation. Notice of the Commission's public hearing was mailed to surrounding property owners. The agenda for the meeting was posted at various public locations and on the City's website. One neighbor testified raising concerns about tree removal and drainage. The Commission recommended conditions of approval to address the concerns raised. The conditions are detailed in the Ordinance that is before the Council for action.



Memorandum

To: Jason Wicha, City Manager

From: Deerpath Park Synthetic Turf Athletic Fields Advisory Group

Date: August 22, 2022

Re: Advisory Group Recommendations

PURPOSE

The purpose of this memorandum is to provide the Advisory Group's recommendations for enhancements to the Deerpath Park Synthetic Turf Athletic Fields Design Project.

BACKGROUND

The Deerpath Park Synthetic Turf Athletic Fields Advisory Group was formed by City Manager, Jason Wicha, in May 2022. It was established as a short-term body charged with advising, challenging, and offering insight to City staff and the City's consultants as plans and designs are developed for improvements to the City's athletic fields at Deerpath Park with synthetic turf related amenities.

Group members were selected to provide expertise in the areas of architecture, engineering, field playability and performance, player safety, site design, land planning, landscaping, sustainable design, and knowledge of the practical and operational aspects of synthetic athletic turf fields. The Group is chaired by Prue Beidler and members include David Hamming, Ken Mrock, Marion Cartwright, Mike Bleck, Paul Best, Rick Amos, Sara LaCasse, and Susie Kullby.

The Group was charged with

- Reviewing the scope of work proposed by the architecture and design firm approved by the Council for the project and offering comments prior to the start of the design development process.
- Hearing one or more status reports from City staff and the consultants as design development work is progressing and offering input, raising questions, challenging assumptions, and providing insights.
- Hearing a presentation of the draft project design from the consultant and offering input prior to City staff finalizing a recommendation on the overall project design for City Council consideration.

CONCEPTS EXPLORED

The Advisory Group discussed many concepts raised by the City staff team and members of the consulting team. Some of the concepts discussed included overall site/field layout, sustainability elements, traffic/parking elements, future maintenance needs, and safety issues.

RECOMMENDATIONS

1. As plans move forward with adding synthetic turf at Deerpath Park to address playability issues for multiple sporting activities, the Advisory Group recommends that the City continue to view Deerpath Park as a community park, rather than as an athletic complex. Community Parks focus on meeting community-wide recreation needs that serve as gathering places and general athletics, as well as preserving unique landscapes and open spaces. As such, **the Advisory Group recommends that the City support the long-range Conceptual Vision Plan for the park with amenities that benefit the entire community**, such as a playground, fitness features and a walking path. The Advisory Group also recognized that there are future opportunities for the site that should continue to be explored, such as the concept of installing a large air-supported dome to provide year-round athletic space and many other activities.
2. The Advisory Group reviewed the layout options presented by City staff and the consulting team and discussed the two scenarios for synthetic athletic field sizes, 7.6 and 9.5-acre fields, as directed by the City Council. Based on the programming needs of the site and the potential layout options, and limitations due to floodplain and floodway restrictions, the **Advisory Group recommends the City continue the design process with a preference for a 9.5-acre synthetic athletic field layout**. The Advisory Group also supported the concept of having park support buildings on the north and south ends of the park for restrooms and storage, as well as the addition of a maintenance shop. In addition, the Advisory Group preferred the concept featuring a hard surface corridor in the center of the field to be used for access (walking path), spectator viewing areas, and to accommodate field lighting and shade structures.
3. City staff presented material options being considered for the synthetic turf fields. City staff has met with various synthetic turf companies to explore the options for the turf pile, shock pads, and infill. In addition, they have visited numerous synthetic turf fields to assess the option that would best fit the community's needs. **The Advisory Group agrees with the criteria that City staff is using to evaluate options and that the overall project goals are player safety, playability, maintenance, durability, and environmental sensitivity**. However, the final selection of materials has not been determined.



Memorandum

To: Jason Wicha, City Manager

From: Deerpath Park Synthetic Turf Athletic Fields Advisory Group

Date: January 10, 2023

Re: Additional Advisory Group Recommendations

PURPOSE

The purpose of this memorandum is to provide the Advisory Group's recommendations for enhancements to the Deerpath Park Synthetic Turf Athletic Fields Design Project.

BACKGROUND

The Deerpath Park Synthetic Turf Athletic Fields Advisory Group was formed by City Manager, Jason Wicha, in May 2022. It was established as a short-term body charged with advising, challenging, and offering insight to City staff and the City's consultants as plans and designs are developed for improvements to the City's athletic fields at Deerpath Park with synthetic turf related amenities.

Group members were selected to provide expertise in the areas of architecture, engineering, field playability and performance, player safety, site design, land planning, landscaping, sustainable design, and knowledge of the practical and operational aspects of synthetic athletic turf fields. The Group is chaired by Prue Beidler and members include David Hamming, Ken Mrock, Marion Cartwright, Mike Bleck, Paul Best, Rick Amos, Sara LaCasse, and Susie Kullby.

The Group was charged with

- Reviewing the scope of work proposed by the architecture and design firm approved by the Council for the project and offering comments prior to the start of the design development process.
- Hearing one or more status reports from City staff and the consultants as design development work is progressing and offering input, raising questions, challenging assumptions, and providing insights.
- Hearing a presentation of the draft project design from the consultant and offering input prior to City staff finalizing a recommendation on the overall project design for City Council consideration.

CONCEPTS EXPLORED

The Advisory Group discussed many concepts raised by the City staff team and members of the consulting team. Some of the concepts discussed included overall site/field layout, sustainability elements, traffic/parking elements, future maintenance needs, and safety issues. Recommendations were presented to City Council on September 6, 2022, and Council supported those recommendations.

Based on further discussions with staff during a meeting on Wednesday, November 9, the Advisory Group is now making the following additional recommendations for City Council consideration:

RECOMMENDATIONS

1. The Advisory Group and City Council previously recommended City staff evaluate turf material options using the criteria of player safety, playability, maintenance, durability, and environmental sensitivity. City staff has continued researching synthetic turf systems to explore the options for the turf pile, shock pads, and infill that would best fit the community's needs. City staff presented material options to the Advisory Group for consideration in selecting the best materials for the project. **In alignment with the evaluation criteria of player safety, playability, maintenance, durability, and environmental sensitivity, the Advisory Group strongly recommends using the following turf system:**
 - GreenFields Ironturf for the turf pile
 - BrockFill for the infill
 - Brock YSR for the shock pad
2. The Advisory Group further recommends that the City continue to view Deerpath Park as a community park, focusing on meeting community-wide recreation needs that serve as gathering places and general athletics, as well as preserving unique landscapes and open spaces. As such, **the Advisory Group recommends that the City support the updated long-range Conceptual Vision Plan for the park with amenities that benefit the entire community**, such as a playground, fitness features, a walking path loop, and natural area development. The Advisory Group further emphasizes that there are future opportunities for the site that should continue to be explored, such as the concept of installing a large air-supported dome to provide year-round athletic space and many other activities.

2023-0_____

RESOLUTION expressing official intent regarding certain capital expenditures to be reimbursed from proceeds of one or more obligations to be issued by the City of Lake Forest, Lake County, Illinois.

* * *

WHEREAS, the City Council (the “*City Council*”) of the City of Lake Forest, Lake County, Illinois (the “*City*”), has determined that it is necessary and in the best interests of the City to finance the construction of improvements to the City’s Deerpath Park Athletic Field, including the site work, design and engineering related thereto (the “*Project*”); and

WHEREAS, all or a portion of the expenditures relating to the Project (the “*Expenditures*”) (i) have been paid within the 60 days prior to the passage of this Resolution or (ii) will be paid on or after the passage of this Resolution; and

WHEREAS, the City reasonably expects to reimburse itself for the Expenditures with the proceeds of one or more obligations:

NOW, THEREFORE, Be It and It Is Hereby Resolved by the City Council of the City of Lake Forest, Lake County, Illinois, in the exercise of its home rule powers, as follows:

Section 1. Incorporation of Preambles. The City Council hereby finds that all of the recitals contained in the preambles to this Resolution are full, true and correct and do incorporate them into this Resolution by this reference.

Section 2. Intent to Reimburse. The City reasonably expects to reimburse the Expenditures with proceeds of one or more obligations.

Section 3. Maximum Amount. The maximum aggregate principal amount of the obligations expected to be issued for the Project is \$_____.

Section 4. Separate Action Required to Pursue Project and Expend Funds. This Resolution does not and shall not be construed to obligate the City in any manner to pursue any identified Project or expend any funds for the completion of any identified Project, and the City

Council shall retain full discretion to approve such Project and any expenditure of funds relating thereto, and such approval shall be by separate action of the City Council.

Section 5. Ratification. All actions of the officers, agents and employees of the City that are in conformity with the purposes and intent of this Resolution, whether taken before or after the adoption hereof, are hereby ratified, confirmed and approved.

Section 6. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 7. Repeal. All resolutions or parts thereof in conflict herewith be and the same are hereby repealed and this Resolution shall be in full force and effect forthwith upon its adoption.

ADOPTED by the City Council on February 21, 2023.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED on February 21, 2023.

Mayor, City of Lake Forest,
Lake County, Illinois

RECORDED in the City Records on February 21, 2023.

Attest:

City Clerk, City of Lake Forest,
Lake County, Illinois