

**THE CITY OF LAKE FOREST  
CITY COUNCIL AGENDA**  
Monday, July 17, 2023, 6:30 p.m.  
220 E. Deerpath  
Lake Forest, IL 60045

**CALL TO ORDER AND ROLL CALL** immediately following the Finance Committee at 6:30 p.m.

Honorable Mayor, Stanford R. Tack

Nancy Novit, Alderman First Ward

Joseph R. Waldeck, Alderman First Ward

Edward U. Notz, Jr., Alderman Second Ward

John Powers, Alderman Second Ward

Jim Preschlack, Alderman Third Ward

Ara Goshgarian, Alderman Third Ward

Eileen Looby Weber, Alderman Fourth Ward

Richard Walther, Alderman Fourth Ward

**PLEDGE OF ALLEGIANCE**

**REPORTS OF CITY OFFICERS**

**1. COMMENTS BY MAYOR**

**A. Police Department Promotion**

- Karl Walldorf, Chief of Police

1. Swear in Deputy Chief Michael Lange

**2. COMMENTS BY CITY MANAGER**

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

**4. COMMITTEE REPORTS**

**FINANCE COMMITTEE**

**\*\*\*PUBLIC HEARING ON THE CITY'S ANNUAL APPROPRIATION ORDINANCE\*\*\***

**OPEN PUBLIC HEARING**

Mayor Tack

**CLOSE PUBLIC HEARING**

1. Consideration of the Annual Appropriation Ordinance for FY2024 and Approval of Rollovers (*Final Reading – Public Hearing Required*)

PRESENTED BY: Elizabeth Holleb, Finance Director (847-810-3612)

**PURPOSE AND ACTION REQUESTED:** Staff requests the City Council conduct a public hearing and approve final reading of the FY2024 appropriation ordinance and rollovers.

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

There are some differences between the budget and Appropriation Ordinance. The Appropriation Ordinance includes the Library, which was not included in the budget approved at the April 17, 2023 City Council meeting. The Library expenses are approved by the Library Board. Debt service payments are included in the budget, but are excluded from the Appropriation Ordinance. The ordinances approving the debt issues serve as the legal authorization for these annual expenditures.

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

In order to provide more accurate and efficient accounting and budgeting of City funds, an annual rollover of funds is requested. This eliminates both under and over budgeting of funds in the new fiscal year. The items on the attached rollover list (**page 20**) consist of projects that were appropriated in FY2023 and will not be completed until FY2024.

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

An Exhibit has been added to the Appropriations Ordinance to address requirements of the Illinois Pension Code and Illinois Administrative Code.

**PROJECT REVIEW/RECOMMENDATIONS:**

Reviewed	Date	Comments
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City Council	6/20/23	First Reading of the appropriations ordinance and rollovers granted
City Council	4/17/23	Adoption of FY24 Comprehensive Fiscal Plan

**BUDGET/FISCAL IMPACT:** The attached Appropriation Ordinance Worksheet (**page 22**) demonstrates the reconciliation of the Adopted Budget to the Appropriation Ordinance by fund. It should be noted that some rollovers have associated revenues which will also be incorporated into the FY24 budget administered by City staff.

**COUNCIL ACTION:** Conduct a public hearing on the City's FY2024 Annual Appropriation Ordinance. Upon closing the public hearing, it is recommended that the City Council consider approval of the final reading of the Ordinance (**page 23**) and the rollovers. A copy of the ordinance is available for review by the public in the City Clerk's office.

## **2. GFOA Certificate of Achievement for Excellence in Financial Reporting Award Presentation**

*PRESENTED BY:* Jim Preschlack, Finance Committee Chairman

The City has received notification that it has once again been awarded the Government Finance Officers Association **Certificate of Achievement for Excellence in Financial Reporting** for its FY22 Annual Comprehensive Financial Report. The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment is a significant accomplishment by a government and its management.

In a June 22 GFOA news release, it is noted that "The report has been judged by an impartial panel to meet the high standards of the program, which includes demonstrating a constructive spirit of full disclosure to clearly communicate its financial story and motivate potential users and user groups to read the report."

The City has received this prestigious award for the **44<sup>th</sup> consecutive year**.

In addition to the Certificate of Achievement, an **Award of Financial Reporting Achievement** is presented by the GFOA to the individual designated as instrumental in their government unit's achievement of the Certificate. I am pleased to present this award to Diane Hall, Assistant Finance Director. Diane serves as the primary liaison to the City's independent audit firm, Baker Tilly. She coordinates the annual audit process and preparation of the City's annual financial report.

The Government Finance Officers Association (GFOA) is a professional association founded in 1906 serving the needs of more than 20,000 appointed and elected local, state, federal and provincial-led government officials in the United States and Canada. GFOA's mission is to advance excellence in public finance. The GFOA awarded the Certificate of Achievement to 4,258 governmental units for the fiscal year ended 2021. In Illinois, 356 organizations received the award – 5.1% of the total 6,963 units of Government in the state.

**5. ITEMS FOR OMNIBUS VOTE CONSIDERATION**

**1. Approval of June 5, 2023, City Council Meeting Minutes**

A copy of the minutes can be found beginning on **page 36**.

COUNCIL ACTION: Approval of June 5, 2023, City Council Meeting Minutes

**2. Approval of the Check Register for the Period of May 27 – June 23, 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 May 27- June 23, 2023**

	Fund	Invoice	Payroll	Total
101	General	622,252	1,740,776	2,363,027
501	Water & Sewer	185,302	198,798	384,101
220	Parks & Recreation	262,139	517,697	779,836
311	Capital Improvements	1,493,525		1,493,525
202	Motor Fuel Tax			0
230	Cemetery	42,145	45,539	87,685
210	Senior Resources	11,354	31,870	43,224
510	Deerpath Golf Course	15,503	2,589	18,092
601	Fleet	116,204	60,437	176,640
416 - 434	Debt Funds	322,672		322,672
248	Housing Trust			0
201	Park & Public Land	69,064		69,064
	All other Funds	1,222,422	192,801	1,415,222
		<b>\$4,362,583</b>	<b>\$2,790,507</b>	<b>\$7,153,090</b>

The amount listed as "All other Funds" includes Water and Sewer Capital expenses of \$197,289 and medical/dental plan expenses of \$430,655.

COUNCIL ACTION: Approval of the Check Register for the Period of May 27 – June 23, 2023

**3. Approval of an additional Two-Year Professional Services Agreement with Automated Merchant Systems (AMS) to provide credit card processing services**

STAFF CONTACT: *Diane Hall, Assistant Finance Director (847-810-3614)*

**PURPOSE AND ACTION REQUESTED:** Staff requests approval of an additional two-year professional service agreement for credit card processing services.

**BACKGROUND/DISCUSSION:** In June 2020, City Council approved a contract for three years with the option to renew for an additional two-years to provide online and over the counter credit card processing services. AMS integrates with the City's various software vendors and POS locations.

Staff is requesting approval of an additional two-year renewal at this time. Staff has been pleased with the added efficiencies for both staff and residents.

**PROJECT REVIEW/RECOMMENDATIONS:**

Reviewed	Date	Comments
City Council	6/6/2020	City Council approved contract with Automated Merchant Services

**BUDGET/FISCAL IMPACT:** Credit card processing fees are assessed to various funds based on the point-of-sale location and are projected to be consistent with the City's current agreement. With the exception of direct pass-through interchange fees associated with the credit card processing services, all fees are to remain fixed for the remaining two-year term of the agreement.

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

Below is an estimated summary of Project budget:

FY2024 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Multiple Funds	\$178,800	\$178,800	Y

COUNCIL ACTION Approval of an additional Two-Year Professional Services Agreement with Automated Merchant Systems (AMS) to provide credit card processing services

**4. Approve the Purchase of Three Dual Band Portable Radios and Updating Twenty-Six Department Owned Dual Band Capable Portable Radios for the Fire Department from State Bid Vendor Motorola Solutions in the total amount of \$124,616.95**

STAFF CONTACTS: Fire Chief Pete Siebert, and Battalion Chief Andrew Allan, 847-810-3869

**PURPOSE AND ACTION REQUESTED:** Staff requests City Council grant authorization to have 26 department owned portable radios upgraded ("flashed") to allow communication on the Starcom radio network, monthly subscription increases for all Starcom enabled devices, the purchase of three New Motorola DUAL BAND portable radios, and necessary accessories (chargers and spare batteries).

**BACKGROUND/DISCUSSION:** The Lake Forest Fire Department is currently a member of the Lake Shore Radio Network (LSRN), an intergovernmental consortium operating and maintaining a 30+ year old VHF radio communications and tower system. The system transmission quality has degraded over the years, necessitating many electronic patches and work-a-rounds, and has now reached the point where several member communities have experienced multiple issues regarding the quality of the radio system operation. A multitude of LSRN tests, checks, studies, and equipment adjustments have been attempted system-wide to improve transmission and reception quality without success. We will continue to operate on the VHF network. The upgrades to our current stock of portable radios will not only allow us to communicate effectively with our neighbors, and it will also position Lake Forest to seamlessly switch completely to the Starcom Radio system in the near future. The move to Starcom has been in the planning for some time, but the increase in so many neighboring agencies making the switch has sped up our timeline. By making these upgrades and improvements in our portable radios, we will be able to transition to a Starcom system much sooner, and with less of a financial impact. The fire department had \$50,000 budgeted in FY24 to buy more portable radios, we are asking for an additional \$74,616.95 from the Emergency Telephone Fund, to complete the project in FY24 and insure all of our radios have the same communication capabilities.

**Discounted Pricing:** Radio pricing is established by state bid. Motorola is under state contract with fixed pricing until the end of 2023. Following negotiations, Motorola offered a sizeable discount for Glenview consolidated dispatch agencies, which includes reductions for using State-bid pricing and an additional Motorola equipment reduction.

**Interoperability:** Many of our neighboring fire and police departments, including the Lake Forest Police Department, have recently switched to the Starcom radio platform. Upgrading all of our portables will allow us to communicate effectively with our police department, when we respond to other communities, and when surrounding communities respond to Lake Forest to assist us. Lake Forest Fire routinely works together on incidents with Libertyville, Mundelein and Countryside, all of which now operate on Starcom. The Dual Band radios will also enhance communications on calls for mutual aid to the many agencies in Lake

County that have made the switch to Starcom. This update will provide improved communication ability for all members of the Lake Forest Fire Department and will greatly increase the safety of our members on emergency responses in any jurisdiction.

**BUDGET/FISCAL IMPACT:**

Has City staff obtained competitive pricing for the proposed goods/services? **NO**

If no, indicate the specific exception or waiver requested:

Administrative Directive 3-5, Section 6.1D – Government Joint Purchase

### **Motorola Agreement and Pricing**

Motorola has offered the City a substantial reduction in price of equipment, as a member of the Glenview consolidated dispatch system.

Below is an estimated summary of Project budget:

<b>FY2024 Funding Source</b>	<b>Account Number</b>	<b>Amount Budgeted</b>	<b>Amount Requested</b>	<b>Budgeted? Y/N</b>
Emergency Telephone Fund	205-7552-475.75-18	\$50,000	\$124,616.95	Y

The amount in excess of the FY24 budget allocation will be funded from Emergency Telephone Fund reserves. If necessary, a supplemental appropriation will be presented for City Council approval at the close of the fiscal year.

**COUNCIL ACTION:** Approve the Purchase of Three Dual Band Portable Radios and Updating Twenty-Six Department Owned Dual Band Capable Portable Radios for the Fire Department from State Bid Vendor Motorola Solutions in the total amount of \$124,616.95.

- 5. Waive the Bidding Process and Authorize the Police Department to enter into a three-year agreement with Tyler Technologies for the purchase of replacement Adjudication Software for a total amount of \$87,523.00**

STAFF CONTACT: *Kevin Zelk, Administrative Police Commander (847-810-3816)*

**PURPOSE AND ACTION REQUESTED:** Staff requests approval to replace our current adjudication software for the Police Department's Administrative Hearing program with a new software solution provided by Tyler Technologies. This switch will allow the Police Department to operate on a single platform for law enforcement records, citation and crash report records, and adjudication.

**BACKGROUND/DISCUSSION:** The Police Department has used Quicket Solutions as our provider for e-Citations and e-Crash reporting since 2016. Following this implementation, the police department also began using Quicket Solutions' adjudication software to manage our administrative hearing process.

In 2016, Tyler Technologies did not have adequate solutions for these services despite being the provider of our Law Enforcement Records Management System and Computer Aided Dispatch software. Since 2016, Tyler Technologies has worked to improve these services and today provides a comparable solution.

In FY23, we were approached by the Village of Glenview/Glenview Public Safety Dispatch and provided with the opportunity to add e-Citation and e-Crash reporting from Tyler

Technologies. Through our current MOU, Glenview Public Safety Dispatch offered these services at no cost. Through this agreement, the City of Lake Forest would be responsible for funding our own adjudication software.

Having our Law Enforcement Records Management System, e-Citation, e-Crash, and adjudication software provided by a single vendor will increase the efficiency of the Records Department and provide a high-quality experience to the citizens of Lake Forest.

**BUDGET/FISCAL IMPACT:** Through negotiations with Tyler Technologies, the Police Department secured an annual cost of \$17,933 for Tyler's cloud-based Municipal Justice adjudication software for the next three years. These annual recurring fees would not go into effect until the system is fully developed and ready for live operation. In addition to the recurring fees, the City would need to pay a one-time fee not to exceed \$33,734 for development costs and professional services. The total amount of the agreement would not exceed \$87,523 over three years.

By switching to Tyler Technologies as our e-Citation, e-Crash, and adjudication provider, the City is projected to save approximately 30% in annual recurring fees for these services.

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

Staff is requesting a waiver to the bidding process under Administrative Directive 3-5, Section 6.2. Tyler Technologies is an industry leader in public safety software solutions. The City of Lake Forest Police and Fire Departments have been successful customers of Tyler Technologies for the last ten-plus years. Our 9-1-1 Dispatch provider, Glenview Public Safety, has been a Tyler Technologies customer for fifteen years. The majority of law enforcement agencies in Lake County use Tyler Technologies as their provider. This includes Vernon Hills, Deerfield, Lincolnshire, Libertyville, Lake County Sheriff's Office, Waukegan, and many more.

While other companies provide e-Citation, e-Crash, and adjudication solutions, none offer the connectivity and interoperability that a single vendor solution can provide. For the past seven years, the Records Division has been using multiple systems. This causes duplication of work, extra processes to transfer information, and additional training to learn about different systems. A single vendor solution from Tyler Technologies would increase efficiency, integrate with current systems, decrease transfer errors, and provide a higher quality product.

This project will be funded through the Police Department's Operating Budget.

Fee	FY24 Funding Source	Account Number	Amount Budgeted	Amount Requested	Budgeted? Y/N
Annual Recurring	Police Operating: Admin Hearings	101-7672-435-35-49	\$0	\$17,933	N
Development	Police Operating: Police Equipment	101-7603-475.75-49	\$50,000	\$33,734.00	Y



The FY24 non-budgeted expense of \$17,933 will be funded from savings in various budgetary line items, specifically the eliminations of the Quicket Solutions recurring payments.

COUNCIL ACTION: Waive the Bidding Process and Authorize the Police Department to enter into a three-year agreement with Tyler Technologies for the purchase of replacement Adjudication Software for a total amount of \$87,523.00

**6. Waive the Bidding Process and Authorize the Police Department to enter into a five-year contract with Flock Safety for the purchase of (10) Ten License Plate Recognition Cameras for a total amount of \$118,250**

STAFF CONTACT: Kevin Zelk, Administrative Commander - Police (847-810-3816)

**PURPOSE AND ACTION REQUESTED:** Staff requests City Council waive the formal bidding process and grant the Police Department authorization to enter into a five-year contract with Flock Safety for (10) ten license plate recognition (LPR) cameras. These cameras provide invaluable investigative information, enhance public safety, and increase department efficiency.

**BACKGROUND/DISCUSSION:** Over the past three years, several homeowners' associations in Lake Forest have privately purchased LPR cameras from Flock Safety. Almost immediately, these cameras began providing useful information that has helped the Police Department investigate crimes. Recently, several neighboring communities have begun purchasing LPR cameras from Flock Safety. These include Highland Park, Vernon Hills, Lincolnshire, and Libertyville. Throughout Illinois, approximately 250 law enforcement agencies utilize LPR cameras through Flock Safety.

In FY23, the Police Department received authorization to enter into a one-year contract with Flock Safety to purchase (5) five LPR cameras. At the time, this purchase amount was below the threshold for City Council approval. The Police Department initially paid \$10,000 to Flock Safety. This contract has not yet gone into effect due to a delay with receiving IDOT permits.

Through recent negotiations, Flock Safety has offered discounted pricing on their cameras with a five-year contract. This new contract would update our existing agreement. Due to the successful implementation of Flock Safety cameras in ours and neighboring communities, we plan on expanding our initial deployment from five to ten cameras. This will provide greater coverage to both the east and west sides of Lake Forest.

**BUDGET/FISCAL IMPACT:** Flock Safety provides LPR cameras and an online operating system for an annual fee. Through negotiations, the Police Department secured an annual cost of \$2,500 per camera system. This pricing is only available with a five-year contract. Ten camera systems will cost \$25,000 annually. In the first year of the contract, the City would also need to pay \$3,250 for implementation costs. The total amount of the agreement for (10) cameras plus implementation costs over five years is \$128,250. Flock Safety is providing a first-year credit of \$10,000 to account for the funds already paid in FY23. This would result in a FY24 financial commitment of \$18,250 (\$118,250 over five years).

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

Staff is requesting a waiver to the bidding process under Administrative Directive 3-5, Section 6.2. Flock Safety is an industry leader, and the sole provider of Flock Falcon LPR cameras along with the Flock Safety Operating System. Flock Safety currently operates in 42 states with over 1500 organizations. They have a strong partnership with the Illinois State Police and are integrated in Axon products. There are no other commercially available vendors that provide Flock Safety products and services. Staff has negotiated the best available price. By entering into this agreement, the City will avoid price increases and save approximately \$25,000 over five years.

This project will be funded through the Police Department's Operating Budget.

Funding Source	Account Number	Amount Budgeted	Amount Requested	Budgeted? Y/N
Police Operating: Contractual	101-7672-435-35-10	\$0	\$118,250.00	N

The FY24 non-budgeted expense of \$18,250 will be funded from savings in various budgetary line items.

COUNCIL ACTION: Waive the Bidding Process and Authorize the Police Department to enter into a five-year contract with Flock Safety for the purchase of (10) Ten License Plate Recognition Cameras for a total amount of \$118,250

**7. Approval of a Recommendation from the Public Works Committee to Waive the Bid Process and Award Purchase for the Building Maintenance Section Mobile Work Van Replacement to Fyda Freightliner of Cincinnati in the Amount of \$78,163**

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

**PURPOSE AND ACTION REQUESTED:** The Public Works Committee and City staff requests City Council waive the bid process and award the purchase for the Building Maintenance Section mobile work van replacement to Fyda Freightliner of Cincinnati in the amount of \$78,163.

**BACKGROUND/DISCUSSION:** This replacement mobile work van for the Building Maintenance Section was originally identified and recommended to be budgeted in the Fiscal Year 2023 Capital Improvement Program at the November 3, 2021 Public Works Committee. The entire Fiscal Year 2023 Capital Equipment Program was further reviewed and recommended for funding at the November 8, 2021, Finance Committee Capital Budget Meeting. Most recently, additional funding was identified and budgeted for at the November 14, 2022, Finance Committee Capital Budget Meeting. The entire Fiscal Year 2024 Capital Equipment Program was further reviewed at the November 28, 2023 Public Works Committee meeting.

The existing Building Maintenance mobile work van that is recommended to be replaced has been in service since October of 2002. The van has exceeded its estimated useful life and needs to be replaced. This van serves as a crucial component of the Building Maintenance

Section as it is one of the needed mobile workshops to service the many different maintenance needs at any of the City's 36 facilities.

Due to extreme demand associated with mobile work vans and the very limited supply available on the market, Public Works staff is seeking the waiver of the bid process to move forward with a quoted purchase price that has been secured until July 1, 2023. Typically, capital equipment purchases of this nature tend to be completed as part of a joint bid process. Due to extremely high demand and low supply, there have been no opportunities to purchase via a joint bid process. Additionally, this has resulted in no other competitive purchase opportunities as direct lot purchases have been occurring on a first come, first served basis. The City's Fleet Section has been closely monitoring these purchase trends and, in many cases, when these vans are available, they remain available for a very short time frame. This has posed many challenges for municipalities in purchasing these types of work vans. The City's Fleet Supervisor regularly attends Municipal Fleet Manager Association meetings and recently attended a vehicle purchasing roundtable discussion hosted by Lake County. It was learned that many other municipalities have utilized emergency methods to purchase high demand/low supply vehicles and equipment directly off dealership lots.

In this case, the City's Fleet Section was able to obtain a quote directly from a dealership that was willing to honor the price through July 1, 2023. This purchase would meet all specification requirements of the needed Building Maintenance Section mobile work van replacement. Currently, staff does not foresee a more typical joint bid purchase or other competitive purchase option becoming available anytime in the near future.

**PROJECT REVIEW/RECOMMENDATIONS:**

Reviewed	Date	Comments
Public Works Committee	June 12, 2023	Reviewed & Approved

**BUDGET/FISCAL IMPACT:** This purchase will be made from the Fiscal Year 2024 Capital Equipment Budget within City's Capital Fund.

Has competitive pricing been obtained for proposed goods/services? **No**  
Administrative Directive 3-5, Section 6.2 – Waiver of Procedures (requires 2/3 vote).

Below is an estimated summary of the Building Maintenance Section mobile work van replacement budget:

Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
FY24 Capital Fund (FY23 Rollover) 311-5003-475-7502	\$70,000	\$70,000	Y
FY24 Capital Fund 311-5003-475-7502	\$45,000	\$8,163	Y

Public Works staff is very comfortable moving forward with this replacement purchase at this price. The additional \$45,000 funding allocated in Fiscal Year 24 to the original Fiscal Year 2023

budget of \$70,000 was recommended in anticipation that the ongoing high demand and low supply trends associated with these mobile work vans would result in a high purchase price. Via some significant and continual efforts by the City's Fleet Section, the obtained quoted purchase price is very much aligned with the original Fiscal Year 2023 budget.

COUNCIL ACTION: Approval of a Recommendation from the Public Works Committee to Waive the Bid Process and Award Purchase for the Building Maintenance Section Mobile Work Van Replacement to Fyda Freightliner of Cincinnati in the Amount of \$78,163

**8. 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.

747 E. Deerpath – The Commission recommended approval of a building scale variance to allow the addition of an enclosed breezeway and a screen porch to the residence. No testimony was presented to the Commission on this petition. (Approved 5 – 0)

The Ordinance approving the petition, with key exhibits attached, is included in the Council's packet beginning on **page 40**. 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.

**9. Consideration of Ordinance Approving a Recommendation from the Zoning Board of Appeals. (First Reading, and if Desired by the City Council, Final Approval)**

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

**PURPOSE AND ACTION REQUESTED:** The following recommendation from the Zoning Board of Appeals is presented to the City Council for consideration as part of the Omnibus Agenda.

**BACKGROUND:**

811 Oakwood Avenue – The Zoning Board of Appeals recommended approval of a variance from the front yard setback to allow the addition of an open front porch to a single family residence. No public testimony was presented to the Board on this petition. (Board vote: 5-0, approved)

The Ordinance approving the petition as recommended by the Zoning Board of Appeals, with key exhibits attached, is included in the Council packet beginning on **page 49**. The Ordinance, complete with all exhibits, is available for review in the Community Development Department.

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

**10. Consideration of Board and Commission Recommendations Related to the Athletic Field Improvements at Deerpath Park. (Waive First Reading and Grant Final Approval of Ordinances)**

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

**PURPOSE AND ACTION REQUESTED**

The Building Review Board, Zoning Board of Appeals, and the Plan Commission each considered specific aspects of the Deerpath Park athletic fields improvement project. The Council is asked to consider recommendations from the Board and Commission all of which align with the project as previously approved by the City Council.

**BACKGROUND**

As the plans for the athletic field improvement project have evolved, the details necessary for the various Boards and Commission reviews were made available. All reviews have now been completed and the Boards' and Commission's recommendations are presented to the Council together for final action. The recommendations are summarized below.

*Building Review Board*

On February 1, 2023, the Building Review Board conducted a public hearing to consider the design aspects of the three supporting structures for the fields, two pavilions and, at that time, a large maintenance building. After discussion, the Board voted 6 to 0 to recommend approval subject to minor refinements as part of the final design development process. Subsequent to the Board's vote, the maintenance building was eliminated from the project and the south pavilion was modified to incorporate a small maintenance garage. On June 7, 2023, the Building Review Board held a public hearing to consider the modifications that were made to the plans and voted 5 to 0 to recommend approval.

*Zoning Board of Appeals*

On January 23, 2023, the Zoning Board of Appeals conducted a public hearing to consider variances associated with the athletic fields including zoning setback variances to allow the north pavilion and the playground to be located on the north property line, the existing courts to be extended toward the property line, and a variance to allow fences in the area of the backstops to exceed the standard height limitation for fences. The Board voted 7 to 0 to recommend approval of the variances as requested. On June 26, 2023, after details on the lighting were confirmed, the Board again held a public hearing to consider a request for height variances for lights on the athletic fields and on the sport courts. The Board voted 5 to 0 to recommend approval of the lights as proposed.

*Plan Commission*

On February 8, 2023, the Plan Commission held a public hearing to consider a request to align the zoning on the City owned Recreation Center property with the zoning on the adjacent

athletic fields. The athletic fields are zoned OA, Open Area, however the property on which the Recreation Center is located retains residential zoning from decades past. The application of the OA zoning is necessary because some of the athletic field improvements extend across the shared property line between the two City owned properties. The Commission voted 5 to 0 to recommend approval of the zone change.

*Public testimony from one neighbor was presented at one of the meetings expressing concern about activity levels overall on the fields and the potential for congestion on Deerpath. No testimony was presented relating to the design aspects, the variances, or the zone change.*

Ordinances approving the recommendations from the Boards and Commission, with key exhibits attached, are included in the Council packet beginning on **page 57**. The Ordinances, complete with all exhibits, are available for review in the Community Development Department.

**COUNCIL ACTION:**

If determined to be appropriate by the City Council, approve the recommendations related to the athletic field improvements at Deerpath Park as follows.

1. Waive first reading and grant final approval of an ordinance approving the design aspects of the pavilions as recommended by the Building Review Board.
2. Waive first reading and grant final approval of an ordinance approving zoning setback variances for the north pavilion, playground, and courts and height variances for portions of the athletic field fencing, field lights, and sport court lights.

Waive first reading and grant final approval of an ordinance rezoning City owned property at 400 Hastings Road, commonly referred to as the Recreation Center property, from R-4, Single Family Residential, to OA, Open Area.

**11. Consideration of a Waiver of Permit Fees Associated with an Addition and Drainage Improvements at Cherokee School and a New Playground at Sheridan School.  
(Approval by Motion)**

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

**PURPOSE AND ACTION REQUESTED:** In accordance with the City's Administrative Directives, City Council approval of the waiver of fees, including permit fees, in excess of \$5,000 is required. A waiver of permit fees is requested for permits recently issued to District 67 for projects at Cherokee School, 475 E. Cherokee Road, and Sheridan School, 1360 N. Sheridan Road.

**BACKGROUND/DISCUSSION:** This summer, School District 67 is making improvements at both Cherokee and Sheridan elementary schools. Both schools are located on City owned property and historically, the City has waived permit fees for work the School District undertakes in recognition of the community benefits the projects offer.

At Cherokee School, an addition to the school is under construction. The addition is located internal to the school, away from the streetscape and nearby homes. The addition will provide space for science, STEM, and resource rooms. Drainage improvements are included as part of the project.

At Sheridan School, a new playground is being installed, replacing the existing outdated playground. The new playground is targeted to younger students and is designed to be accessible to students with varying abilities.

Consistent with standard City processes, plans for the improvements at both schools were reviewed by City staff, permits issued, and, as work progresses, City inspectors will conduct on site inspections to verify that all work is proceeding in compliance with the approved plans and applicable building and life safety codes.

As noted above, per Administrative Directive 3-7, fee waivers in excess of \$5,000 require approval by the City Council.

**BUDGET/FISCAL IMPACT:** The amount of the permit fees to be waived is noted below.

Construction Permit Fees	Permit Fees	Amount of Fee Waiver Requested
Cherokee School	\$28,596.17	\$28,596.17
Sheridan School	\$6,129.00	\$6,129.00

**COUNCIL ACTION:** If desired by the City Council, approve a motion approving the waiver of Permit Fees associated with an addition and drainage Improvements at Cherokee School in the amount of \$28,596.17 and a New Playground at Sheridan School in the amount of \$6,129.00.

**COUNCIL ACTION:** Approve the eleven (11) omnibus items as presented

**6. OLD BUSINESS**

**7. NEW BUSINESS**

- 1. Consideration of Recommendations from the Plan Commission in Support of Adoption of an Update to the Comprehensive Land Use Plan as it Relates to the Central Business District and Establishing Priorities for Implementation. (First reading of an Ordinance)**

PRESENTED BY: Catherine Czerniak  
Director of Community Development (810-3504)

**PURPOSE AND ACTION REQUESTED:** As a follow up to the almost year long process of community engagement and deliberations by the Central Business District Adhoc Working

Group and the Plan Commission, Council consideration of recommendations from the Plan Commission is requested.

## BACKGROUND

At the Council's direction, an overall review and update of the City's Comprehensive Land Use Plan is underway. The Plan was last re-adopted in its entirety in 1998 and since that time, various updates have occurred. The review and update now underway continues the City's long tradition of careful and comprehensive long term planning. By supporting, investing, and guiding, the City can lead the way toward achieving the vision of preservation, enhanced vitality, and sensitive future development in the Central Business District.

The Comprehensive Plan is the guiding document for the City with respect to land use and development and looks forward 5, 10, 20 years and establishes a framework for important community decisions. A high level vision for the future is fundamental to decisions about infrastructure, parks, public facilities, how services are delivered, and which capital projects are funded. In addition, a strong and forward thinking Comprehensive Plan supports the vitality of the business districts, provides opportunities for a mix of housing types, recognizes local institutions and not for profit entities as important components of the community's fabric, protects property values, and preserves the community's distinctive character and quality of life. The Comprehensive Plan is intended to ensure that decisions are based on careful deliberation and focused on the long term interest of the overall community, rather than on short term trends, pressure from developers or on special agendas.

In accordance with the City Code, the Plan Commission is charged with conducting public hearings on any updates proposed to the Comprehensive Plan and forwarding recommendations on proposed updates to the City Council for final action.

### *Central Business District Process and Recommendations*

The review and update process for the Central Business District chapter offered numerous opportunities for public input and involvement through formation of an adhoc Working Group that served as advisory to City staff and the City's consultant Teska Associates in the development of early drafts of the chapter, individual interviews, focus groups, an online poll and comment map, and a community workshop. During the Plan Commission process, a public hearing was held over the course of two meetings. Because of the importance of the Central Business District to the entire community and business owners, the public engagement process was more robust than those used in the past.

The updated Central Business District chapter as recommended by the Plan Commission is included in the Council packet beginning on **page 82**. In addition, a summary of the Plan Commission's deliberations, in a question and answer format, is provided in the packet beginning on **page 76** to provide some additional background. Some key concepts presented in the chapter are summarized below.

- The Central Business District is sized appropriately and does not need to be expanded or reconfigured.
- The Core of the District must be preserved, protected and enhanced.
- Overall character is important, distinctive and uniquely Lake Forest.
- There are many strengths to build on, but there are also weaknesses and opportunities.



- The District is comprised of distinct and different areas: the Core, the Inner Ring, and the Neighborhood Businesses.
- City investment in infrastructure is critical to incenting private investment, new businesses, and assuring that existing businesses remain.
- Some buildings should be targeted for adaptive reuse and preserved, other sites are appropriate for, and some in need of, redevelopment.
- Returning multi-family residential options to the District will help support businesses and create vitality, day and night.
- Retail alone can no longer be relied on to support the District, a mix of uses is necessary as is flexibility in order to sustain and build the vitality of the District over the long term.
- Parking is critical to retaining and attracting new businesses, the City has a key role to play in assuring adequate and convenient parking.
- Transitions between the commercial areas and the surrounding residential neighborhoods need to be carefully considered to preserve and protect the residential neighborhoods.

At the conclusion of the public hearing, the Plan Commission voted 5 to 0 to forward the following recommendations to the City Council.

1. Approve an update to the City's Comprehensive Land Use Plan incorporating a new chapter relating to the Central Business District in substantially the form recommended by the Plan Commission.
2. Identify the following as priorities for the next five years and direct staff to develop implementation steps and timelines.

- *Infrastructure*

Evaluate infrastructure. Invest in maintenance and upgrading of infrastructure in the Central Business District to support continued vitality and to encourage private investment in the District. (streets, sidewalks, stormsewers, parking, lighting, landscaping, public restrooms, accessibility improvements)

- *Bank Lane*

Develop a plan and timeline for enhancements to Bank Lane to create a distinctive and welcoming walkable corridor. Establish a process, conduct the necessary studies, allocate funding and provide opportunities for public input. Encourage private investment by leading through public investment in infrastructure along this corridor.

- *Inner Ring*

Pro-actively plan for future development/redevelopment in this area.

**BUDGET/FISCAL IMPACT:** Adoption of updates to the Comprehensive Land Use Plan does not commit the City to any expenditure of funds or initiate any specific projects. Instead, the vision and desired outcomes highlighted in the Central Business District are a jumping off point and hopefully, inspiration for future discussions, research, deliberations, and action. Any

expenditures related to implementation will be considered by the City Council through a separate appropriate review process.

**COUNCIL ACTION:** Grant first reading of an Ordinance (page 80 of the packet) updating the City's Comprehensive Plan as it related to the Central Business District and establishing implementation priorities as recommended by the Plan Commission.

<b>8. ADDITIONAL ITEMS FOR DISCUSSION/ COMMENTS BY COUNCIL MEMBERS</b>
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- 1. EXECUTIVE SESSION pursuant to 5ILCS120/2(c), 1 for the purpose of discussing the hiring, performance, and compensation of City employees.**

**Adjournment into Executive Session**

<b>9. ADJOURNMENT</b>
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A copy of the Decision Making Parameters is included beginning on **page 19** of this packet.

Office of the City Manager

July 12, 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.*

**CITY OF LAKE FOREST  
FY23 ROLLOVERS**

Account Number	PO#	Vendor	Req Amount	Description
101-1101-454.54-21	111311	ETC INSTIUTE	22,600.00	LAKE FOREST COMMUNITY SURVEY
101-1202-435.35-40	110799	METROPOLITAN MAYORS CAUCUS	20,000.00	FY22 GRPCORPS PROGRAM MEMBERSHIP
101-1303-466.66-11	111416	SENTINEL TECHNOLOGIES, INC.	6,298.00	CISCO HARDWARE SWITCHES
101-1503-467.67-09	111135	BRUCE BRUGIONI CONSTRUCTION CO, INC	21,000.00	ELAWA & CITY HALL TUCK POINTING
101-1503-467.67-10	111402	20-10 ENGINEERING GROUP, LLC	20,000.00	PSB CHILLER REPLACEMENT DESIGN
101-1522-467.67-65	111402	20-10 ENGINEERING GROUP, LLC	2,500.00	PSB CHILLER REPLACEMENT DESIGN
101-1540-433.43-33	111313	OVERHEAD DOOR OF LAKE & MCHENRY CTY	9,850.00	GARAGE DOOR 16 SECTION REPLACEMENT AT MS ACCIDENT
101-1701-435.35-10		NO VENDOR SELECTED	4,950.00	EMPLOYEE ASSISTANCE PROGRAM
101-3401-435.35-10	111117	TESKA ASSOCIATES INC	14,621.05	COMP PLAN FOR CBD SECTION
101-3748-435.35-10	111030	WISS JANNEY ELSTNER ASSOC	7,136.30	BRIDGE INSPECTIONS
101-5103-467.67-23	111394	DULTMEIER SALES DAVENPORT	8,150.00	PRESSURE WASHER WITH GENERAL PUMP AND ELECTRICAL PUMP
101-5103-467.67-61	111417	TRADITIONAL CONCRETE PRODUCTS	18,080.00	CONCRETE LIGHT POLES
101-5103-467.67-84		NO VENDOR SELECTED	85,548.00	ROUTE 60/43 IDOT AGREEMENT
101-7553-460.60-19	111195	MACQUEEN EMERGENCY	22,500.00	TURNOUT GEAR
101-7553-460.60-20	111359	DINGES FIRE COMPANY	6,133.00	SUPERVAC
		<b>TOTAL GENERAL FUND</b>	<b>269,366.35</b>	
201-8457-456.67-78	110623	MAG CONSTRUCTION CO	63,150.72	VETERANS PARK IMPROVEMENT PROJECT
201-8457-456.67-78	110623	MAG CONSTRUCTION CO	20,406.00	VETERANS PARK IMPROVEMENT PROJECT
201-8457-456.67-78	110623	MAG CONSTRUCTION CO	-86,352.72	VETERANS PARK IMPROVEMENT PROJECT
201-8457-467.67-39	111261	SCANDROLI CONSTRUCTION CO.	65,000.00	FOREST PARK BEACH CRANES REPLACEMENT PROJECT
		<b>TOTAL PARK AND PUBLIC LAND FUND</b>	<b>62,204.00</b>	
202-3703-478.78-80	110565	GEWALT HAMILTON ASSOCIATES, INC.	10,790.50	PHASE II ENGINEERING - WAUKEGAN/WESTLEIGH INTERSECTION
202-3703-478.78-81	110631	CIVILTECH ENGINEERING INC	98,794.92	EVERETT ROAD/WAUKEGAN ROAD INTERSECTION
202-3703-478.78-92	110380	H W LOCHNER, INC.	29,045.85	SUPPLEMENTAL PHASE I DESIGN - LAKE/WOODBINE BRIDGE
202-3703-478.78-92	110380	H W LOCHNER, INC.	27,328.00	SUPPLEMENTAL PHASE I DESIGN - LAKE/WOODBINE BRIDGE
202-3703-478.78-92	111520	H W LOCHNER, INC.	225,000.00	PHASE II DESIGN ENGINEERING - LAKE/WOODBINE BRIDGE
		<b>TOTAL MOTOR FUEL TAX FUND</b>	<b>390,959.27</b>	
205-7552-475.75-18	111257	MPC COMMUNICATIONS & LIGHTING, INC	16,091.25	MOBILE RADIO INSTALLATION
		<b>TOTAL E911 FUND</b>	<b>16,091.25</b>	
220-5774-484.84-05	111253	HITCHCOCK DESIGN GROUP	12,824.67	NORTHCROFT PARK MASTER PLAN IMPROVEMENT PROJECTS
220-5776-435.35-10	111318	GOOD NATURE ORGANIC LAWN CARE	8,147.50	EVERETT PARK ORGANIC FERTILIZATION PROGRAM
220-5776-461.61-11	111318	GOOD NATURE ORGANIC LAWN CARE	10,773.50	EVERETT PARK ORGANIC FERTILIZATION PROGRAM
220-5803-475.75-01	110710	VERMEER ILLINOIS INC	183,978.00	VERMEER BC2100XL LOG CHIPPER
220-5803-475.75-01	111259	VERMEER ILLINOIS INC	30,200.00	LOG CHIPPER (ADDITIONAL COSTS)
220-5887-435.35-10	109971	CRAIG BERGMANN LANDSCAPE DESIGN INC	9,800.00	ELAWA FARM DESIGN SERVICES
220-5892-435.35-10	111401	DAVEY RESOURCE GROUP, INC.	15,585.00	STEWARDSHIP AND DRONE HERBICIDE TREATMENT
220-8003-475.75-01	111261	SCANDROLI CONSTRUCTION CO.	76,600.00	FOREST PARK BEACH CRANES REPLACEMENT PROJECT
220-8065-484.84-05	111261	SCANDROLI CONSTRUCTION CO.	9,834.00	FOREST PARK BEACH CRANES REPLACEMENT PROJECT
		<b>TOTAL PARKS AND RECREATION FUND</b>	<b>357,742.67</b>	
224-8026-476.76-56	110623	MAG CONSTRUCTION CO	13,000.00	VETERANS PARK IMPROVEMENT PROJECT
224-8026-476.76-56	111242	LARSON & DARBY, INC	9,880.00	STIRLING HALL EXTERIOR RAMP ENGINEERING DESIGN
		<b>TOTAL SPECIAL RECREATION FUND</b>	<b>22,880.00</b>	
230-6407-476.76-20		NO VENDOR SELECTED	100,000.00	CEMETERY COLD STORAGE
230-6407-476.76-20	110827	EICKHOF COLUMBARIA INC.	63,541.94	PURCHASE OF CREMATION NICHE FRONTS
230-6407-476.76-20	111294	SEMPER FI LANDSCAPING INC	889,000.00	LF CEMETERY MEMORIAL GARDEN RENOVATIONS
230-6407-476.76-20	111397	CRAIG BERGMANN LANDSCAPE DESIGN INC	6,500.00	CONSTRUCTION MONITORING SERVICES AT CEMETERY
230-6407-476.77-14	110330	APPLIED ECOLOGICAL SERVICES INC	15,969.11	RESTORATION AND STABILIZATION OF PARTS OF THE RAVINE
		<b>TOTAL CEMETERY FUND</b>	<b>1,075,011.05</b>	
248-3403-435.35-10	110391	BLECK ENGINEERING CO INC	17,552.50	SENIOR COTTAGES - EVERETT/TELEGRAPH ROADS
		<b>TOTAL HOUSING TRUST FUND</b>	<b>17,552.50</b>	
311-1103-435.35-11		NO VENDOR SELECTED	250,000.00	MCKINLEY SETTLEMENT
311-1303-466.66-13		NO VENDOR SELECTED	22,000.00	MOBILE APP VERSION 2
311-1303-466.66-13		NO VENDOR SELECTED	12,000.00	SOFTWARE SYSTEMS
311-1303-466.66-13	111177	UNIVERUS INC	10,662.50	SNOW MANAGEMENT ROUTE OPTIMIZATION
311-1503-435.35-10	111403	LCM ARCHITECTS, LLC	49,750.00	ADA TRANSITION PLAN DESIGN SERVICES
311-1503-467.67-10	111282	EFRAM CARLSON & SON INC	100,000.00	POLICE DEPARTMENT BREAK ROOM RENOVATION PROJECT
311-1503-478.78-58		NO VENDOR SELECTED	50,000.00	GORTON PATIO PROJECT
311-1541-478.78-58	111135	BRUCE BRUGIONI CONSTRUCTION CO, INC	90,879.00	ELAWA & CITY HALL TUCK POINTING
311-3703-467.67-26	110896	HEY & ASSOCIATES, INC.	5,850.00	CEMETERY RAVINE STUDY
311-3703-467.67-26	110938	GEWALT HAMILTON ASSOCIATES, INC.	7,280.00	ROCKEFELLER / MCCORMICK / LOCH RAVINE PROJECT DESIGN
311-3703-467.67-26	110939	HEY & ASSOCIATES, INC.	71,132.15	SEMINARY RAVINE PROJECT IMPROVEMENTS DESIGN
311-3703-467.67-32	110839	IMS INFRASTRUCTURE MANAGEMENT SRVS	14,433.00	PAVEMENT MANAGEMENT PROGRAM

**CITY OF LAKE FOREST  
FY23 ROLLOVERS**

<b>Account Number</b>	<b>PO#</b>	<b>Vendor</b>	<b>Req Amount</b>	<b>Description</b>
311-3703-467.67-44	110940	GEWALT HAMILTON ASSOCIATES, INC.	139,554.00	PHASE II DESIGN ENGINEERING - ROUTE 60 BIKE PATH PROJECT
311-3703-467.67-44	110940	GEWALT HAMILTON ASSOCIATES, INC.	5,871.80	PHASE I DESIGN SERVICES - ROUTE 60 BIKE PATH PROJECT
311-3703-478.78-06	110941	BAXTER AND WOODMAN INC	158,760.05	DESIGN ENGINEERING - AHWAHNEE ROAD STORM SEWER
311-3703-478.78-07		BLECK ENGINEERING CO INC	34,816.00	ELAWA PARKING DESIGN
311-3703-478.78-21	110874	DI MEO BROS INC	26,936.66	BURR OAK AREA STORM SEWER PROJECT
311-3703-478.78-81	110307	CIVILTECH ENGINEERING INC	45,135.26	EVERETT ROAD/WAUKEGAN ROAD INTERSECTION
311-3703-478.78-81	111107	METRA	137,509.75	METRA RAILWAY CROSSING IMPROVEMENTS EVERETT/OLD MILL
311-3703-478.78-88		JOHN KENO AND COMPANY	3,485,252.00	FOREST PARK BLUFF STABILIZATION
311-3703-478.78-89	109445	HANSON PROFESSIONAL SERVICES INC.	117,561.29	PHASE I DESIGN OF BRIDGE ALTERNATIVE
311-3703-478.78-94	110817	THOMAS ENGINEERING GROUP, LLC	37,275.00	DEERPATH STREETSCAPE PHASE II PROJECT DESIGN
311-3703-478.78-94	110817	THOMAS ENGINEERING GROUP, LLC	261,499.61	DEERPATH STREETSCAPE PHASE II PROJECT DESIGN
311-5003-475.75-02		NO VENDOR SELECTED	70,000.00	BUILDING MAINT UTILITY VAN
311-5003-475.75-02	110708	MCNEILUS TRUCK & MFG CO	105,816.00	REAR-LOAD REFUSE TRUCK (BODY)
311-5003-475.75-02	110714	TRUCK CENTER COMPANIES EAST LLC	188,578.00	REAR-LOAD REFUSE TRUCK (CHASSIS)
311-5003-475.75-02	111225	STRYKER SALES, LLC	47,342.84	STRYKER POWER-LOAD SYSTEM AND POWER-PRO2 COT
311-5103-467.67-23	110942	WISS JANNEY ELSTNER ASSOC	31,759.02	DESIGN ENGINEERING - MCLENNON-REED BRIDGE
311-5103-467.67-79	111393	VERMEER ILLINOIS INC	8,500.00	ATLAS COPCO HYDRAULIC HAMMER
311-5203-435.35-51		NO VENDOR SELECTED	9,735.97	RECYCLING GRANT FUNDS
311-5703-476.76-07	110477	HITCHCOCK DESIGN GROUP	27,093.69	SOUTH PARK PARKING LOT DESIGN
311-5803-467.67-14		NO VENDOR SELECTED	90,000.00	DEERPATH LANDSCAPING
311-7603-475.75-49	111172	AXON ENTERPRISE, INC.	69,336.25	BODY WORN CAMERAS, MOBILE VIDEO SYSTEM
311-8003-475.75-01	111261	SCANDROLI CONSTRUCTION CO.	57,550.00	FOREST PARK BEACH CRANES REPLACEMENT PROJECT
311-8003-476.76-14		MISC VENDORS	(399,582.29)	DEERPATH PARK IMPROVEMENTS - ADVANCE FUNDING
311-8003-476.76-14	110955	HITCHCOCK DESIGN GROUP	23,725.27	ARCHITECTURE/ENGINEERING SERVICES - DEERPATH PARK
		<b>TOTAL CAPITAL FUND</b>	<b>5,464,012.82</b>	
508-3703-477.77-07	110732	CIVILTECH ENGINEERING INC	22,175.00	EVERETT & WAUKEGAN ROAD WATERMAIN DESIGN
508-3703-477.77-07	110735	INTEGRATED PROCESS SOLUTIONS, INC.	39,800.00	2021 DISTRIBUTION SYSTEM MONITORING PROJECT
508-3703-477.77-07	110835	JOEL KENNEDY CONSTRUCTING CORP	78,057.00	DEERPATH WATERMAIN REPLACEMENT (AHWAHNEE LN-GOLF)
508-6003-477.77-04	110829	MIDWEST POWER INDUSTRY, INC.	39,786.50	FY23 WATER PLANT VFD REPLACEMENT
		<b>TOTAL WATER CAPITAL FUND</b>	<b>179,818.50</b>	
510-6325-476.76-55		NO VENDOR SELECTED	87,547.45	IDOT REIMBURSEMENT PROJECT
510-6325-476.76-55	111404	SUNDANCE LAWN CARE INC	10,290.00	LANDSCAPE MAINTENANCE FOR DEERPATH PUMP STATION
		<b>TOTAL GOLF COURSE FUND</b>	<b>97,837.45</b>	
		<b>GRAND TOTAL - ALL FUNDS</b>	<b>7,953,475.86</b>	

**THE CITY OF LAKE FOREST**  
**Appropriation Ordinance Worksheet**

	Budget Expenditures FY2024	Debt Payments	Rollovers	Library	Subtotal	Contingency	Approp Ord
<b>101 General Fund</b>	41,920,713		269,366		42,190,079	4,219,008	46,409,087
120 Flex	9,175				9,175	918	10,093
122 LF Hospital Project	100,000				100,000	10,000	110,000
<b>Special Revenue Funds</b>							
201 Park & Public Land	1,041,487		62,204		1,103,691	110,369	1,214,060
202 MFT	3,000,000		390,959		3,390,959	339,096	3,730,055
205 Emergency Telephone	389,900		16,091		405,991	40,599	446,590
210 Senior Resources	619,403				619,403	61,940	681,343
220 Parks and Recreation	9,635,172		357,743		9,992,915	999,292	10,992,207
224 Special Recreation	616,241		22,880		639,121	63,912	703,033
230 Cemetery	926,365		1,075,011		2,001,376	200,138	2,201,514
245 Foreign Fire Insurance	200,000				n/a		0
247 Police Restricted Funds	90,000				90,000	9,000	99,000
248 Housing Trust	400,000		17,553		417,553	41,755	459,308
<b>Capital Project Funds</b>							
311 Capital Improvement	26,397,880		5,464,013		31,861,893	3,186,189	35,048,082
322 Laurel/Western Redevelopment TIF	1,544,638				1,544,638	154,464	1,699,102
<b>Debt Service Funds</b>							
424 SSA 29 - Saunders Road	169,191	(169,191)			0		0
425 2004B - Storm Sewer	940,935	(940,935)			0		0
428 2009 G.O. Bonds - Western Avenue	259,300	(259,300)			0		0
429 2010 G.O. Bonds	573,763	(573,763)			0		0
432 2013 Refunding 2010A	731,650	(731,650)			0		0
433 2015 G.O. Bonds	622,050	(622,050)			0		0
434 2023 G.O. Bonds	1,257,000	(1,257,000)			0		0
<b>Enterprise Funds</b>							
501 Water & Sewer	8,375,844				8,375,844	837,584	9,213,428
508 Water and Sewer Capital	2,179,020		179,819		2,358,839	235,884	2,594,723
510 Deerpath Golf Course	1,954,599		97,837		2,052,436	205,244	2,257,680
<b>Internal Service Funds</b>							
601 Fleet	2,353,323				2,353,323	235,332	2,588,655
605 Liability Insurance	1,408,051				1,408,051	140,805	1,548,856
610 Self Insurance	6,386,300				6,386,300	638,630	7,024,930
<b>Pension/Trust Funds</b>							
701 Fire Pension	3,494,364				3,494,364	349,436	3,843,800
702 Police Pension	3,909,360				3,909,360	390,936	4,300,296
709 Trust Care Funds							
Total All Funds	121,505,724	(4,553,889)	7,953,476	0	124,705,311	12,470,531	137,175,842
Library				5,765,955	5,765,955	576,596	6,342,551
<i>Rounding Adj</i>							
				5,765,955	130,471,266	13,047,127	143,518,393
SD 67					47,354,392		47,354,392
<b>Appropriation Ordinance Total</b>							<b>190,872,785</b>

**AN ORDINANCE MAKING APPROPRIATION FOR CORPORATE PURPOSES AND  
FOR THE PUBLIC SCHOOLS OF THE CITY OF LAKE FOREST, COUNTY OF  
LAKE AND STATE OF ILLINOIS, FOR THE FISCAL YEAR COMMENCING  
MAY 1, 2023 AND ENDING APRIL 30, 2024**

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

**Section 1:** That the following sums, or so much thereof as may be authorized by law, be and the same are hereby appropriated from the respective fund designated in this ordinance for the corporate purposes of The City of Lake Forest and for the objects and purposes stated herein according to departments and other separate agencies, and for the Public Schools of The City of Lake Forest, County of Lake and State of Illinois, to defray the necessary expenses of the City and its Public Schools for the fiscal year commencing May 1, 2023 and ending April 30, 2024.

**GENERAL FUND**

**General Government**

Salaries and Benefits	\$ 3,810,182
Supplies/Other Services and Charges	5,192,306
Capital Equipment	270,298
Contingency - to meet expenses of emergencies and optional expenses not otherwise provided for	4,219,008
<b>TOTAL GENERAL GOVERNMENT</b>	<b><u><u>\$ 13,491,794</u></u></b>

**Law**

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

**Community Development**

Salaries and Benefits	\$ 2,098,748
Supplies/Other Services and Charges	430,360
Capital Equipment	-
<b>TOTAL COMMUNITY DEVELOPMENT</b>	<b><u><u>\$ 2,529,108</u></u></b>

**Public Works Administration**

Salaries and Benefits	\$ 557,828
Supplies/Other Services and Charges	119,677
<b>TOTAL PUBLIC WORKS ADMINISTRATION</b>	<b><u><u>\$ 677,505</u></u></b>

**Public Buildings**

**Building Maintenance**

Salaries and Benefits	\$ 935,762
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	<b><u>Appropriation</u></b>
Supplies/Other Services and Charges	767,683
Capital Improvements	191,000
<b>TOTAL PUBLIC BUILDINGS</b>	<b>\$ 1,894,445</b>
<b><u>Streets</u></b>	
Salaries and Benefits	\$ 1,287,423
Supplies/ Other Service and Charges	363,325
Capital Improvements	499,478
<b>TOTAL STREETS</b>	<b>\$ 2,150,226</b>
<b><u>Sanitation</u></b>	
Salaries and Benefits	\$ 2,010,638
Supplies/ Other Service and Charges	1,261,030
<b>TOTAL SANITATION</b>	<b>\$ 3,271,668</b>
<b><u>Storm Sewers</u></b>	
Salaries and Benefits	\$ 153,502
Supplies/ Other Service and Charges	29,929
Capital Improvements	50,000
<b>TOTAL STORM SEWERS</b>	<b>\$ 233,431</b>
<b><u>Engineering</u></b>	
Salaries and Benefits	\$ 676,387
Supplies/ Other Service and Charges	250,468
<b>TOTAL ENGINEERING</b>	<b>\$ 926,855</b>
<b><u>Fire</u></b>	
<b><u>Administration</u></b>	
Salaries and Benefits (see Exhibit A)	\$ 5,342,192
Supplies/ Other Service and Charges	2,977,820
Capital Improvements	100,000
Sub-Total	<b>\$ 8,420,012</b>
<b><u>Emergency Medical Services</u></b>	
Supplies/ Other Service and Charges	\$ 28,800
Sub-Total	<b>\$ 28,800</b>
<b><u>Fire Suppression</u></b>	
Supplies/ Other Service and Charges	\$ 154,883
Sub-Total	<b>\$ 154,883</b>
<b>TOTAL FIRE</b>	<b>\$ 8,603,695</b>



**Appropriation**

**Police**

Salaries and Benefits (see Exhibit A)	\$ 7,081,744
Supplies/ Other Service and Charges	5,048,616
Capital Improvements	50,000
<b>TOTAL POLICE</b>	<b>\$ 12,180,360</b>

<b>TOTAL AMOUNT APPROPRIATED FROM THE GENERAL FUND</b>	<b>\$ 46,409,087</b>
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**FLEX FUND**

Supplies/Other Services and Charges	\$ 9,175
Contingency to meet expenses of emergencies and expenses not otherwise provided for	918
<b>TOTAL AMOUNT APPROPRIATED FROM FLEX FUND</b>	<b>\$ 10,093</b>

**LF Hospital Project**

Supplies/Other Services and Charges	\$ 100,000
Contingency to meet expenses of emergencies and expenses not otherwise provided for	10,000
<b>TOTAL AMOUNT APPROPRIATED FROM FLEX FUND</b>	<b>\$ 110,000</b>

**PARK AND PUBLIC LAND FUND**

Park Improvements	\$ 1,103,691
Contingency to meet expenses for emergencies and expenses not otherwise provided for	110,369
<b>TOTAL AMOUNT APPROPRIATED FROM THE PARK AND PUBLIC LAND FUND</b>	<b>\$ 1,214,060</b>

**MOTOR FUEL TAX FUND**

Capital Improvements	\$ 3,390,959
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	339,096
<b>TOTAL AMOUNT APPROPRIATED FROM THE MOTOR FUEL TAX FUND</b>	<b>\$ 3,730,055</b>

**EMERGENCY TELEPHONE FUND****Appropriation****Police**

Salaries and Benefits	\$ -
Supplies/ Other Service and Charges	339,900
Capital Equipment	66,091
Contingency to meet expenses for emergencies and expenses not otherwise provided for	40,599
<b>TOTAL POLICE</b>	<b>\$ 446,590</b>
<b>TOTAL AMOUNT APPROPRIATED FROM THE EMERGENCY TELEPHONE FUND</b>	<b>\$ 446,590</b>

**SENIOR RESOURCES COMMISSION FUND**

Salaries and Benefits	\$ 428,062
Supplies/Other Services and Charges	191,341
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	61,940
<b>TOTAL AMOUNT APPROPRIATED FROM THE SENIOR RESOURCES COMMISSION FUND</b>	<b>\$ 681,343</b>

**PARKS AND RECREATION FUND****Recreation****Recreation Programs**

Salaries and Benefits	\$ 3,533,224
Supplies/ Other Service and Charges	1,824,462
Capital Equipment	126,600
Sub-Total	\$ 5,484,286

Contingency to meet expenses of emergencies and expenses not otherwise provided for	999,292
<b>TOTAL RECREATION SECTION</b>	<b>\$ 6,483,578</b>

**Parks and Forestry****Administration**

Salaries and Benefits	\$ 2,800,293
Supplies/ Other Service and Charges	642,310
Capital Improvement	314,178
Capital Equipment	-
Sub-Total	\$ 3,756,781

**Grounds Maintenance**

Supplies/ Other Service and Charges	\$ 395,919
Sub-Total	\$ 395,919

	<u><b>Appropriation</b></u>
<u><b>Athletic Field Plg/Tennis</b></u>	
Supplies/ Other Service and Charges	\$ 110,422
Sub-Total	<u>\$ 110,422</u>
 <u><b>Lakefront Facilities</b></u>	
Supplies/ Other Service and Charges	\$ 36,500
Sub-Total	<u>\$ 36,500</u>
 <u><b>Tree Trimming</b></u>	
Supplies/ Other Service and Charges	\$ 74,000
Sub-Total	<u>\$ 74,000</u>
 <u><b>Tree Removal</b></u>	
Supplies/ Other Service and Charges	\$ 43,423
Sub-Total	<u>\$ 43,423</u>
 <u><b>Insect &amp; Disease</b></u>	
Supplies/ Other Service and Charges	\$ 23,500
Sub-Total	<u>\$ 23,500</u>
 <u><b>Tree &amp; Shrub Planting/Care</b></u>	
Supplies/ Other Service and Charges	\$ 12,500
Sub-Total	<u>\$ 12,500</u>
 <u><b>Natural Areas Management</b></u>	
Supplies/ Other Service and Charges	\$ 55,585
Sub-Total	<u>\$ 55,585</u>
 <b>TOTAL PARKS AND FORESTRY SECTION</b>	 <u><u>\$ 4,508,630</u></u>
 <b>TOTAL AMOUNT APPROPRIATED FROM THE PARKS AND RECREATION FUND</b>	 <u><u>\$ 10,992,208</u></u>
 <u><b>SPECIAL RECREATION FUND</b></u>	
Salaries and Benefits	\$ 76,176
Supplies/Other Services and Charges	291,356
Capital Improvements	271,589
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	<u>63,912</u>
<b>TOTAL AMOUNT APPROPRIATED FROM THE SPECIAL RECREATION FUND</b>	<u><u>\$ 703,033</u></u>

**CEMETERY COMMISSION FUND**

**Appropriation**

Salaries and Benefits	\$ 621,413
Supplies/Other Services and Charges	264,952
Capital Improvements	1,115,011
Contingency to meet expenses of emergencies and operational expenses not otherwise provided for	200,138
<b>TOTAL AMOUNT APPROPRIATED FROM THE CEMETERY COMMISSION FUND</b>	<b>\$ 2,201,514</b>

**PUBLIC LIBRARY FUND**

**Library Services**

Salaries and Benefits	\$ 3,071,555
Supplies/Other Services and Charges	1,299,900
Building Maintenance - Supplies/Other Services and Charges	\$ 304,500
Contingency to meet expenses of emergencies and operational expenses not otherwise provided for	576,596
Sub-Total	\$ 5,252,551
Capital Equipment	\$ 1,090,000
Capital Improvements	-
Sub-Total	\$ 1,090,000
<b>TOTAL AMOUNT APPROPRIATED FROM THE PUBLIC LIBRARY FUND</b>	<b>\$ 6,342,551</b>

**POLICE RESTRICTED FUND**

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

**HOUSING TRUST FUND**

Supplies/Other Services and Charges	\$ 417,553
Capital Improvements	-
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	41,755
<b>TOTAL AMOUNT APPROPRIATED FROM THE HOUSING TRUST FUND</b>	<b>\$ 459,308</b>

**CAPITAL IMPROVEMENTS FUND**

Salaries and Benefits	\$ -
Supplies/Other Services and Charges	3,607

	<u>Appropriation</u>
Capital Equipment	1,536,737
Capital Improvements	30,321,549
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	3,186,189
<b>TOTAL AMOUNT APPROPRIATED FROM THE CAPITAL IMPROVEMENTS FUND</b>	<b>\$ 35,048,082</b>

**LAUREL/WESTERN REDEVELOPMENT FUND**

Supplies/Other Services and Charges	1,444,638
Capital Improvements	\$ 100,000
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	154,464
<b>TOTAL AMOUNT APPROPRIATED FROM THE LAUREL/WESTERN REDEVELOPMENT FUND</b>	<b>\$ 1,699,102</b>

**WATER AND SEWER FUND**

**General Government**

Salaries and Benefits	\$ 261,741
Supplies/Other Services and Charges	2,170,993
Debt retirement	2,029,828
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	837,584
<b>TOTAL GENERAL GOVERNMENT</b>	<b>\$ 5,300,146</b>

**Public Works**

Salaries and Benefits	\$ 2,456,753
Supplies/Other Services and Charges	1,230,329
Capital Improvements	226,200
<b>TOTAL PUBLIC WORKS ADMINISTRATION</b>	<b>\$ 3,913,282</b>

<b>TOTAL AMOUNT APPROPRIATED FROM THE WATER AND SEWER FUND</b>	<b>\$ 9,213,428</b>
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**WATER AND SEWER CAPITAL FUND**

Capital Equipment	\$ -
Capital Improvements	2,358,838
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	235,884
<b>TOTAL AMOUNT APPROPRIATED FROM THE WATER AND SEWER CAPITAL FUND</b>	<b>\$ 2,594,722</b>

**Appropriation**

**DEERPATH GOLF COURSE FUND**

**Administration**

Salaries and Benefits	\$ 536,211
Supplies/Other Services and Charges	410,579
Capital Equipment	80,400
Capital Improvements	117,837
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	205,244
<b>TOTAL ADMINISTRATION</b>	<b>\$ 1,350,271</b>

**Course Maintenance**

Salaries and Benefits	\$ -
Supplies/Other Services and Charges	122,910
<b>TOTAL COURSE MAINTENANCE</b>	<b>\$ 122,910</b>

**Clubhouse**

Salaries and Benefits	\$ 200,453
Supplies/Other Services and Charges	584,046
<b>TOTAL CLUBHOUSE</b>	<b>\$ 784,499</b>

**TOTAL AMOUNT APPROPRIATED FROM THE  
DEERPATH GOLF COURSE FUND**

**\$ 2,257,680**

**FLEET FUND**

Salaries and Benefits	\$ 892,045
Supplies/Other Services and Charges	1,461,278
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	235,332
<b>TOTAL AMOUNT APPROPRIATED FROM THE FLEET FUND</b>	<b>\$ 2,588,655</b>

**LIABILITY INSURANCE FUND**

Supplies/Other Services and Charges	\$ 1,408,051
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	140,805
<b>TOTAL AMOUNT APPROPRIATED FROM THE LIABILITY INSURANCE FUND</b>	<b>\$ 1,548,856</b>

**SELF INSURANCE FUND**

**Appropriation**

Supplies/Other Services and Charges	\$ 6,386,300
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	638,630
<b>TOTAL AMOUNT APPROPRIATED FROM THE SELF INSURANCE FUND</b>	<b>\$ 7,024,930</b>

**FIREFIGHTERS' PENSION FUND**

Other Services and Charges	\$ 3,494,364
Contingency to meet expenses for emergencies and expenses not otherwise provided for	349,436
<b>TOTAL AMOUNT APPROPRIATED FROM THE FIREFIGHTERS' PENSION FUND</b>	<b>\$ 3,843,800</b>

**POLICE PENSION FUND**

Other Services and Charges	\$ 3,909,360
Contingency to meet expenses for emergencies and expenses not otherwise provided for	390,936
<b>TOTAL AMOUNT APPROPRIATED FROM THE POLICE PENSION FUND</b>	<b>\$ 4,300,296</b>

**Public Schools THE CITY OF LAKE FOREST**

**School District No. 67**

From the Education Fund	\$ 37,076,649
From the Operations, Building and Maintenance Fund	\$ 3,203,416
From the Capital Projects Fund	\$ 4,847,223
From the Illinois Municipal Retirement/Social Security Fund	\$ 903,828
From the Transportation Fund	\$ 1,323,276
<b>TOTAL AMOUNT APPROPRIATED FOR PUBLIC SCHOOLS OF THE CITY OF LAKE FOREST (School District No. 67)</b>	<b>\$ 47,354,392</b>

**Summary of the Amounts Appropriated From the Several Funds**

<b><u>Fund</u></b>	<b><u>Appropriation</u></b>
General	\$ 46,409,087
Flex	10,093

LF Hospital Project	110,000
Park and Public Land	1,214,060
Motor Fuel Tax	3,730,055
Emergency Telephone	446,590
Senior Resources Commission	681,343
Parks and Recreation	10,992,208
Special Recreation	703,033
Cemetery Commission	2,201,514
Public Library	6,342,551
Alcohol Asset Forfeiture	99,000
Affordable Housing	459,308
Capital Improvements	35,048,082
Laurel/Western Redevelopment	1,699,102
Water and Sewer	9,213,428
Water and Sewer Capital Fund	2,594,722
Deerpath Golf Course	2,257,680
Fleet	2,588,655
Liability Insurance	1,548,856
Self Insurance	7,024,930
Firefighters' Pension	3,843,800
Police Pension	4,300,296
Sub-Total	<u>\$ 143,518,393</u>

**The City of Lake Forest School District No. 67**

Education	\$ 37,076,649
Operations, Building and Maintenance	\$ 3,203,416
Capital Projects	\$ 4,847,223
Illinois Municipal Retirement/Social Security	\$ 903,828
Transportation	\$ 1,323,276
Sub-Total	<u>\$ 47,354,392</u>

<b>GRAND TOTAL</b>	<b><u>\$ 190,872,785</u></b>
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**Section 2:** That any sum of money heretofore appropriated and not expended now in the Treasury of The City of Lake Forest, or that hereafter may come into the Treasury of The City of Lake Forest, is hereby reappropriated by this Ordinance.

**Section 3:** That the funds derived from sources other than the 2022 tax levy and other revenue pledged for specific purposes may be allotted by the Mayor



and City Council to such appropriations and in such amounts respectively, as said Corporate Authorities may determine within the limits of said appropriations, respectively, insofar as doing same does not conflict with the law.

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

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

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

**Section 7:** That if any item or portion thereof of this Appropriation Ordinance is for any reason held invalid, such decision shall not affect the validity of the remaining portion of such item or the remaining portions of this Ordinance.

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

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

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

**PASSED THIS \_\_\_\_ day of \_\_\_\_\_, 2023**

APPROVED THIS \_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_

ATTEST:

\_\_\_\_\_

City Clerk

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

**CITY OF LAKE FOREST, ILLINOIS**  
**APPROPRIATIONS ORDINANCE**  
**FISCAL YEAR 2024 (May 1, 2023 – April 30, 2024)**

**EXHIBIT A**

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

<b>POSITION</b>	<b>Step 1</b>	<b>Step 2</b>	<b>Step 3</b>	<b>Step 4</b>	<b>Step 5</b>	<b>Step 6</b>	<b>Step 7</b>
Police Officer	\$76,488	\$81,649	\$86,810	\$91,517	\$96,652	\$101,788	\$114,272
Police Sergeant	\$119,827	\$122,355	\$124,883	\$127,410	\$129,938	\$132,466	\$134,994
Police Commander	Salary Range \$145,309 - \$156,622						
Deputy Police Chief	Salary Range \$158,348 – 172,113						
Police Chief	Base Salary \$191,317						

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

<b>POSITION</b>	<b>Step 1</b>	<b>Step 2</b>	<b>Step 3</b>	<b>Step 4</b>	<b>Step 5</b>	<b>Step 6</b>	<b>Step 7</b>
Firefighter	\$70,816	\$76,647	\$78,672	\$85,886			
Firefighter Paramedic	\$76,900	\$81,369	\$86,462	\$92,790	\$97,623	\$103,743	\$111,214
Fire Lieut. Paramedic	\$114,631	\$118,759	\$120,595	\$122,432	\$124,267	\$126,104	\$127,939
Fire Battalion Chief	Salary Range \$136,862 - \$147,517						
Fire Division Chief	Salary Range \$136,862 - \$147,517						
Deputy Fire Chief	Salary Range \$158,348 – 172,113						
Fire Chief	Base Salary \$191,507						

The City of Lake Forest  
CITY COUNCIL MEETING  
***Proceedings of the Tuesday, June 20, 2023***  
City Council Meeting – City Council Chambers  
220 E Deerpath, Lake Forest, IL 60045

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

Present: Honorable Mayor Tack, Alderman Novit, Alderman Notz, Alderman Powers, Alderman Goshgarian.

Absent: Alderman Preschlack, Alderman Weber, Alderman Walther

**CALL TO ORDER AND ROLL CALL**

**PLEDGE OF ALLEGIANCE** was recited.

**REPORTS OF CITY OFFICERS**

**COMMENTS BY MAYOR**

**A. Mayor's Appointment of First Ward Alderman  
- Joseph Waldeck**

**COUNCIL ACTION: Approve the Mayor's Appointment of First Ward Alderman.**

Alderman Goshgarian made a motion to approve the Mayor's Appointment of First Ward Alderman, Joseph Waldeck, seconded by Alderman Novit. The following voted "Aye": Honorable Mayor Tack, Alderman Novit, Alderman Notz, Alderman Powers, and Alderman Goshgarian. The following voted "Nay": none. 5-Ayes, 0-Nays, motion carried.

**CITY CLERK ADMINISTERS THE OATH OF OFFICE TO:**

First Ward Alderman-Appointed - - Joseph Waldeck

Mayor Tack sworn in Alderman Waldeck.

**COMMENTS BY CITY MANAGER**

City Manager Jason Wicha introduced CROYA Manager Todd Nahigian, noting the positive impacts of the organization and acknowledging the importance for the community.

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

CROYA Manager Todd Nahigian gave an overview of the work and service that CROYA continues to assist in, noting field trips, academic opportunities, and other community-service activities with the schools in Lake Forest and Lake Bluff. He then introduced Annie Swift, who read her award-winning essay.

**OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL**

<b>COMMITTEE REPORTS</b>
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**FINANCE COMMITTEE**

**A. Consideration of the Annual Appropriation Ordinance for FY2024 and Approval of Rollovers (*First Reading*)**

Elizabeth Holleb, Finance Director, provided the City Council with a presentation on the Annual Appropriation Ordinance, noting that on July 17 there will be a public hearing. The appropriation ordinance is the legal mechanism by which the City Council authorizes the actual expenditures of funds budgeted in the annual budget. Ms. Holleb stated that the list is preliminary, and additional information from School District 67 will be added for final approval in July.

**COUNCIL ACTION:** Approve first reading of the FY2024 Appropriation Ordinance

Alderman Notz made a motion to approve the Mayor's Appointment of First Ward Alderman, seconded by Alderman Goshgarian. The following voted "Aye": Alderman Waldeck, Alderman Novit, Alderman Notz, Alderman Powers, and Alderman Goshgarian. The following voted "Nay": none. 5-Ayes, 0-Nays, motion carried.

**PUBLIC WORKS COMMITTEE**

**A. Overview of Elawa Parking Lot Improvement**  
**- Byron Kutz, Superintendent of Engineering**

Byron Kutz, Superintendent of Engineering, gave a presentation on the Elawa Parking Lot improvements, noting 80 total parking spots with forty for the Lake County Forest Preserve, updates to the sidewalk and traffic including ADA accessibility, and bike-racks and EV charging stations. According to Mr. Kutz, the project will aim to resurface the existing lot and expand the lot to the north, adding thirty spaces.

The City Council had discussion on handicap spaces, the park and wildlife system, and surface ratings.

**ENVIRONMENTAL SUSTANABILITY COMMITTEE**

**A. Overview of Food Scrap Curbside Composting Service**  
**- Reagan Walsh, Management Analyst**

Reagan Walsh, Management Analyst, gave a brief presentation on the food scrap curbside composting service, noting a third-party optional service to residents and businesses, no budget impact, and a member portal for use on billing, pickup schedules, and data metrics.

City Council had discussion on the difference between household consumption, the service of the recommended vendor, and an incorporation with the school districts.

<b>ITEMS FOR OMNIBUS VOTE CONSIDERATION</b>
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- 1. Approval of June 5, 2023, City Council Meeting Minutes**
- 2. Amendment to the previously approved Regularly Scheduled Meetings of the Lake Forest City Council for the year 2024**
- 3. Consideration of an Ordinance Amending the City of Lake Forest City Code Regarding the Class A-2 Liquor License (First reading and if appropriate final approval)**

4. **Approval of Tentative Agreement on Wages with the Local Chapter of the Metropolitan Alliance of Police (MAP) and Approval of an Amended FY24 Pay Plan**
5. **Consideration of a Request to Waive the Fidelity Bond Requirement in Connection with Holding a Raffle in the City of Lake Forest for the Friends of Lake Forest Parks & Recreation Foundation (Approval by Motion)**
6. **Consideration of an Ordinance Granting a Food Scrap Curbside Composting Service Franchise Agreement Between the City of Lake Forest and WasteNot Composting, Inc. (First reading and if appropriate final approval)**
7. **Approval for the purchase of a Zoll X series cardiac monitor, with an extended warranty, in an amount not to exceed \$48,060.63, and authorization to dispose of City property with a value in excess of \$4,000**
8. **Approval of a Recommendation from the Public Works Committee to Award a One-Year Professional Services Agreement Extension to Multisystem Management Company to Provide Janitorial Services at City Facilities in the Amount of \$231,180**
9. **Ratification of an Emergency Purchase of a Replacement Parks Section Pick-Up Truck Approved by the City Manager, to Castle Motors of McHenry in the Amount of \$58,944**
10. **Approval of a Recommendation from the Public Works Committee to Award the Thermoplastic Lane Marking Bid to Superior Road Striping, Inc. in the Amount of \$93,000**
11. **Approval of an Agreement with Strand Associates for Advanced Metering Infrastructure Professional Consulting Services for the Water Meter Replacement Project in the Amount of \$72,460 with a 5% or \$3,623 Contingency.**
12. **Award of Bid in the Amount of \$99,500.00 with a 5% or \$4,975 Contingency to Midwest Power for the Lake Forest Water Treatment Plant Emergency Generator Radiator Rebuild Project.**
13. **Approval of a Resolution to Adopt the 2022 Lake County All-Natural Hazards Mitigation Plan**
14. **Approval of Design Engineering Services for the Elawa Parking Lot Improvements to Bleck Engineering Company, Inc., and Authorize the City Manager to Execute an Agreement in the Amount of \$29,400 to Include a Contingency in the Amount of \$5,416 for a Total Cost of \$34,816**

Mayor Tack asked members of the City Council if there were any items that they would like removed or taken separately. Seeing none, he asked for a motion.

**COUNCIL ACTION: Approval of the fourteen (14) Omnibus items as presented.**

Alderman Notz made a motion to approve the fourteen (14) Omnibus items as presented, seconded by Alderman Powers. The following voted "Aye": Alderman Novit, Waldeck, Notz, Powers, and Goshgarian. The following voted "Nay": none. 5-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.*

<b>OLD BUSINESS</b>
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<b>NEW BUSINESS</b>
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<b>ADDITIONAL ITEMS FOR COUNCIL DISCUSSION/COMMENTS BY COUNCIL MEMBERS</b>
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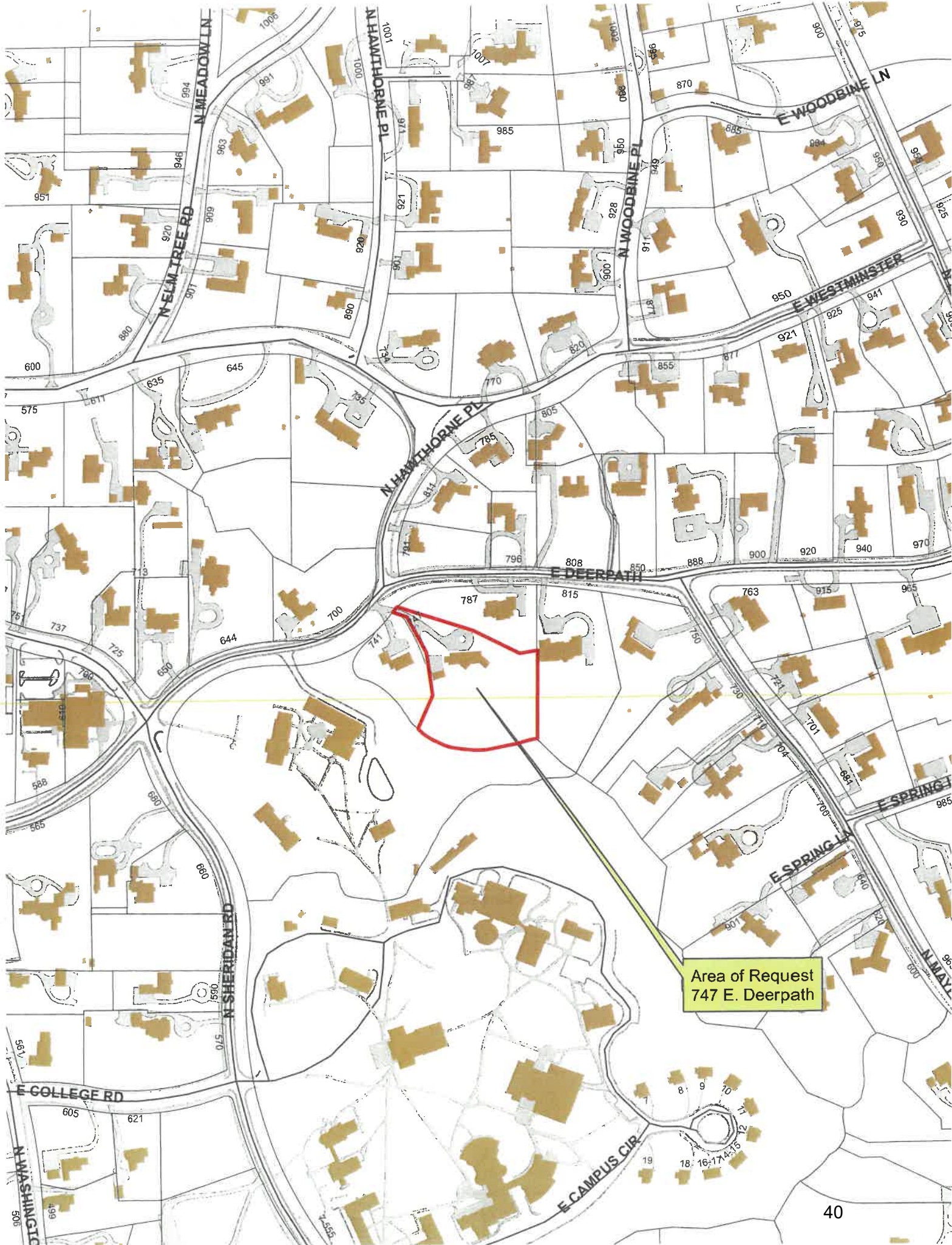
The City Council had discussion on the recent “Meet The Fleet” event, noting over 600 attendees. City Council asked if there is potential for a Public Works Academy similar to the Public Safety Academy’s that the city holds. Moreover, the City Council thanked Alderman Waldeck for stepping up to serve the community.

<b>ADJOURNMENT</b>
--------------------

There being no further business Mayor Tack asked for a motion. Alderman Novit made a motion to adjourn, seconded by Alderman Goshgarian. Motion carried unanimously by voice vote at 7:34pm.

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](http://www.cityoflakeforest.com). Click on I Want To, then click on View, then choose Archived Meetings Videos.*



Area of Request  
747 E. Deerpath



THE CITY OF LAKE FOREST

ORDINANCE NO. 2023 - \_\_\_\_

AN ORDINANCE GRANTING A FLOOR AREA EXCEPTION FOR  
THE PROPERTY LOCATED AT 747 E. DEERPATH

**WHEREAS**, Michael and Tara Martin ("**Owners**") are the owners of that certain real property commonly known as 747 E. Deerpath, 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-4, Single Family Residence Zoning District; and

**WHEREAS**, the Owners desire to construct improvements including an enclosed breezeway and a screen porch addition to the residence ("**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 June 28, 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-4 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 structure 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 9,057 square feet, 5% 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 ADDITIONS

EXISTING RESIDENCE AND DETACHED GARAGE

SITE NOTES

1. SURVEY INFORMATION SHOWN HEREIN IS TAKEN FROM PLAT OF SURVEY PREPARED BY GREENGLASS, INC. 11 BARCLAY BLVD., SUITE 300 LINCOLN PARK, IL 60668-3615, PHONE (847) 634-3883, DATED 10/30/2017, PROJECT NO. 630091
2. NO WARRANTY IS MADE REGARDING THE ACCURACY OF THE SURVEY

McCormack + Effen / Architects, LLC  
400 Broad Street  
Lake Geneva, WI 5314  
PH (262) 248-8391  
mccormackeffen.com http://www.mccormackeffen.com



The Goebeler Company  
631 E. Park Avenue  
Libertyville, IL 60048  
PH (847) 804-3800

ADDITIONS AND ALTERATIONS TO THE  
**THE MARTIN RESIDENCE**  
141 E. DEERPATH ROAD  
LAKE FOREST, ILLINOIS 60045

PROJECT NO.  
2243

REVISIONS

- ☒ PRELIMINARY
- ☐ END/APPROVAL
- ☐ PERMIT
- ☐ CONSTRUCTION

DATE  
6-13-2023

SHEET

AS-1  
OF

TOTAL LOT AREA\* = 98,180 S.F.  
AREA OF TABLELAND\*\* = 72,756 S.F.

NOTE:  
\*PER R.E. DECKER SURVEY  
DATED SEPTEMBER 9TH, 2022  
#22-729

\*\*FLATTER THAN 10%, PER  
LAKE FOREST DEFINITION

TABLELAND PLOT

SCALE: 1" = 40'-0"

EXISTING IMPERVIOUS SURFACES

ELEMENT	AREA
EX MAIN HOUSE	1,434 SF
EX DETACHED GARAGE	1,978 SF
EX DRIVEWAY	1,407 SF
EX STEPPING STONES & PATIOS	1,643 SF
EX FOUNTAIN	1,83 SF
EX RETAINING WALLS	1,23 SF
EX TRANSFORMER & A/C UNIT	1,19 SF
EX GRAVEL WALK	1,145 SF
TOTAL EXISTING IMPERVIOUS SURFACES	11,926 SF

NEW IMPERVIOUS SURFACES

ELEMENT	AREA
NEW LOGGIA & SCREEN PORCH ADDITION	130 SF
NEW WALK	31 SF
TOTAL NEW IMPERVIOUS SURFACES	161 SF
TOTAL PROPOSED IMPERVIOUS SURFACES	12,087 SF

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

RAVINE NOT SURVEYED



EXISTING PORCH TO BE ENCLOSED AND REBUILT STEPS

PROPOSED ENCLOSED BREEZEWAY

PROPOSED SCREEN PORCH



SCALE: 3/8" = 1'-0"

**The Goebel Company**  
631 E. Park Avenue  
Libertyville, IL 60048  
PH (847) 604-8300

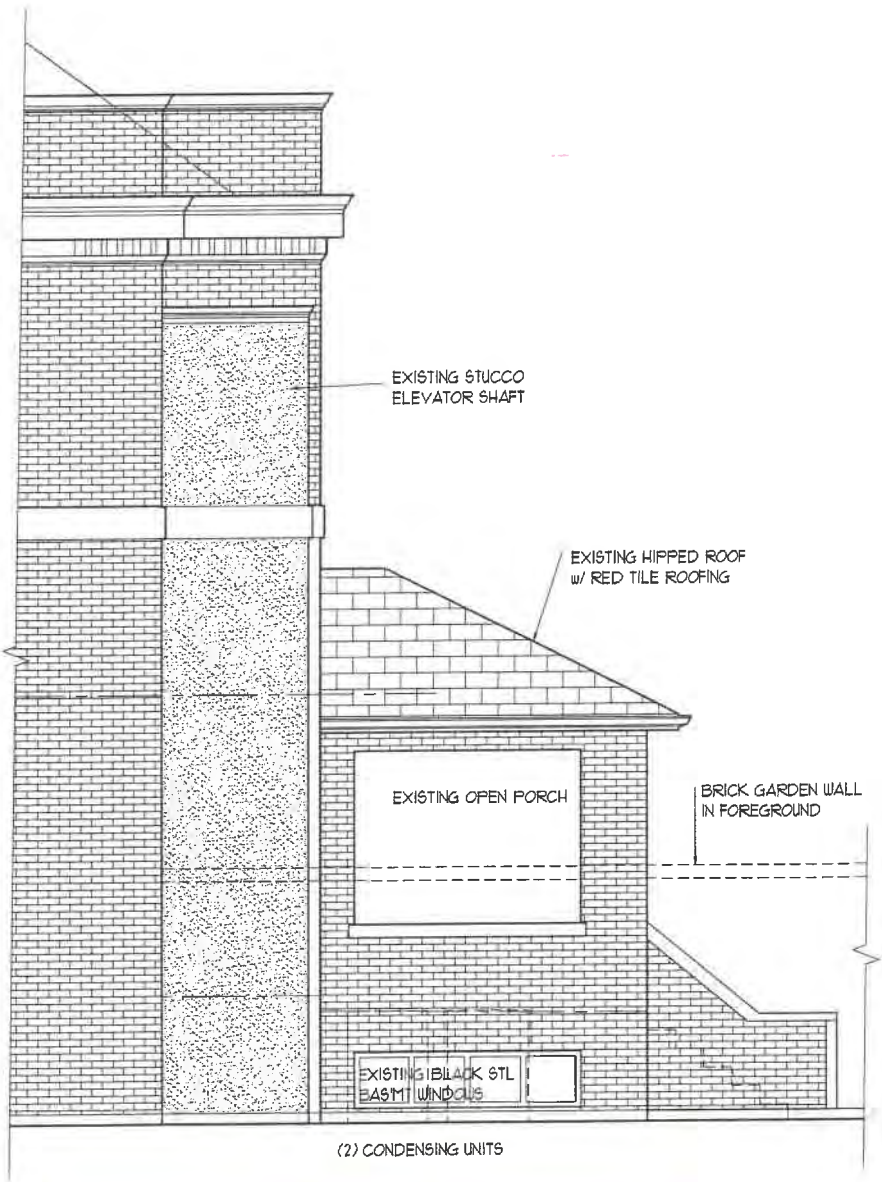
**THE MARTIN RESIDENCE**  
141 E. DEERPATH ROAD  
LAKE FOREST, ILLINOIS 60045

PROJECT NO.  
2243

REVISIONS
PRELIMINARY
BID/APPROVAL
PERMIT
CONSTRUCTION
DATE
6-13-2023
SHEET
A-2
OF

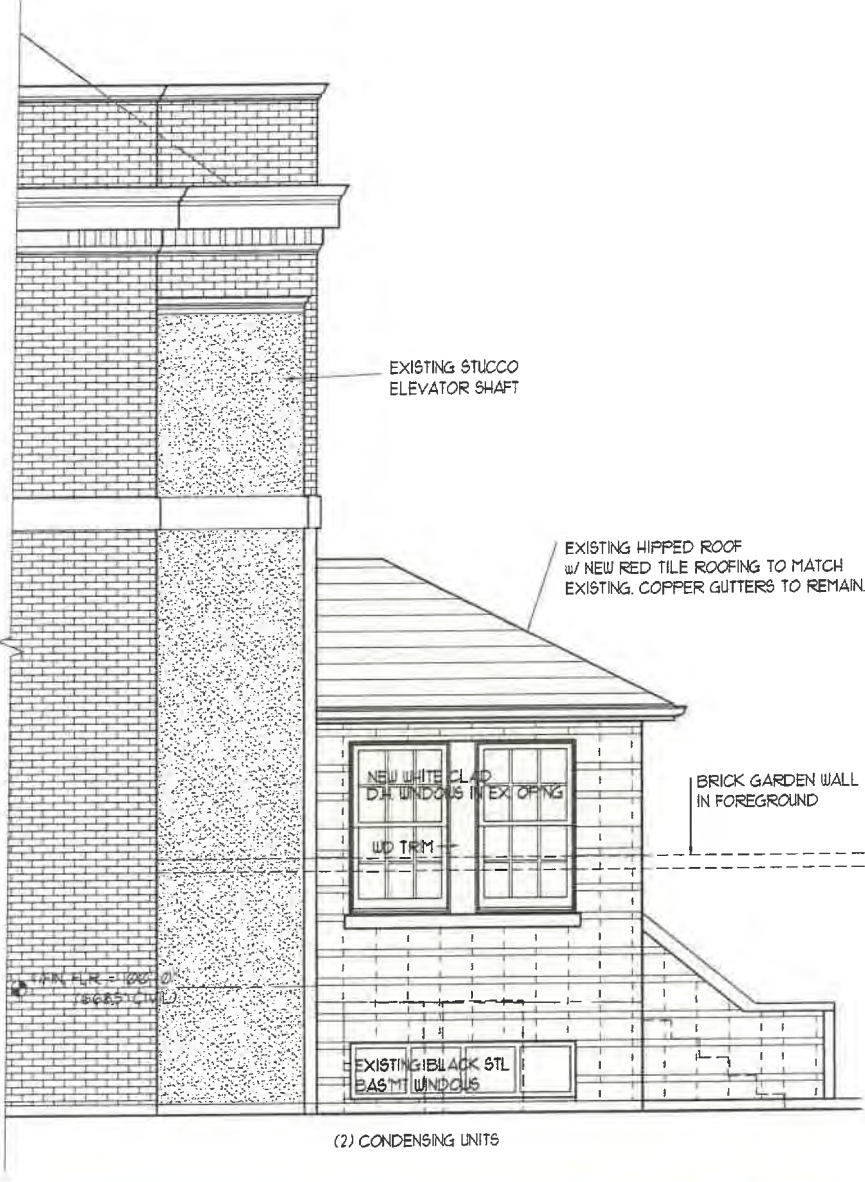


EXISTING PORCH TO BE ENCLOSED AND REBUILT STEPS



EX. PORCH NORTH ELEVATION

SCALE: 3/8" = 1'-0"



PROPOSED PORCH NORTH ELEVATION

SCALE: 3/8" = 1'-0"



McCormack + Etten / Architects, LLP  
400 Broad Street  
Lake Geneva, WI 53147  
Ph (262) 248-8391 Fax (262) 248-8392  
m-e@mccormackellen.com http://www.mccormackellen.com

The Goebeler Company  
631 E Park Avenue  
Libertyville, IL 60048  
PH (847) 804-9300

ADDITIONS AND ALTERATIONS TO THE  
**THE MARTIN RESIDENCE**  
141 E. DEERPATH ROAD  
LAKE FOREST, ILLINOIS 60045

PROJECT NO.  
2243

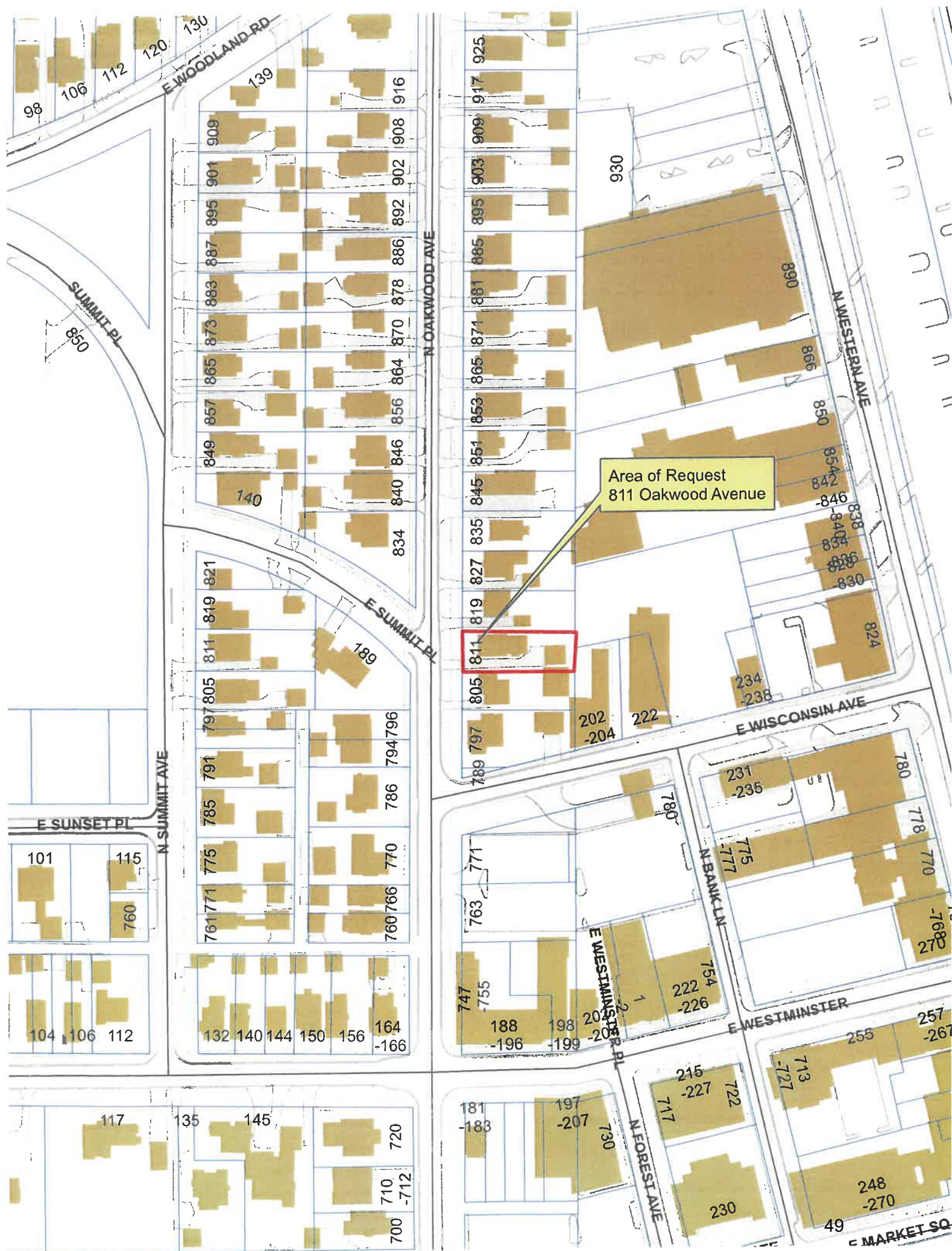
REVISIONS

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<input type="checkbox"/>	PERMIT
<input type="checkbox"/>	CONSTRUCTION

DATE  
6-13-2023

SHEET  
**A-3**  
OF





THE CITY OF LAKE FOREST

ORDINANCE NO. 2023-\_\_

AN ORDINANCE GRANTING A VARIANCE FROM THE FRONT YARD SETBACK FOR  
PROPERTY LOCATED AT 811 OAKWOOD AVENUE

**WHEREAS**, 811 Oakwood Avenue, LLC (Michelle Patenaude) ("**Owner**") is the owner of that certain real property commonly known as 811 Oakwood Avenue, Lake Forest, Illinois and legally described in **Exhibit A**, attached hereto ("**Property**"); and

**WHEREAS**, the Property is located in the R-1, Single Family Residence Zoning District; and

**WHEREAS**, the Owner desires to construct an open front porch within the front yard setback ("**Improvements**") as depicted on the site plans attached hereto as **Group Exhibit B** ("**Plans**"); and

**WHEREAS**, the Owner submitted an application ("**Application**") for a variance from Section 159.084, R-1, Single Family Residence District, of the City of Lake Forest Code to allow construction of the Improvements, within the front yard setback; and

**WHEREAS**, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on June 26, 2023; and

**WHEREAS**, the ZBA, 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. A variance from the front yard setback in conformance with the plans presented will not alter the essential character of the neighborhood. The expanded porch and stairs will update the residence in a manner consistent with the surrounding neighborhood and provide a usable front porch for the residents.
2. The conditions upon which the variance is requested, including the adoption of zoning regulations after the property was created through a subdivision in the early 1900's and after the house was constructed, are generally unique to this neighborhood and to this property and are not generally applicable to other properties in the same zoning district throughout the City.
3. The hardship in conforming to the setback is a result of the original construction of the structure prior to adoption of the current setback regulations.

4. The porch and stairs, if constructed consistent with the plans presented, will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values in the area.

and recommended that the City Council approve the variance subject to the terms and conditions hereinafter set forth; and

**WHEREAS**, the Mayor and City Council, having considered Owner's Application to construct the Improvements on the Property, and the findings and recommendations of the ZBA, have determined that it is in the best interests of the City and its residents to grant approval of the requested variance subject to the terms and conditions hereinafter set forth;

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

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

**SECTION TWO: Approval of Application.** Pursuant to Section 159.042 of the City Code, and subject to the limitations therein and the conditions set forth in Section Four of this Ordinance, the City Council does hereby grant approval of the Application to allow the construction of the Improvements on the Property, as more fully depicted on the Plans.

**SECTION THREE: Zoning Setback Variances Granted.** Based on the findings presented above, the City Council does hereby grant approval of the requested variance to allow construction of an open front porch addition no closer than 23 feet to the front property line.

**SECTION FOUR: Conditions on Approval.** The approval granted pursuant to Sections Two and Three 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. Tree Preservation. The Owner will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Staging, Parking and Storage. Prior to the issuance of building permits, a plan for staging and storage of construction and demolition materials and a plan for parking construction vehicles shall be submitted and will be subject to City review and approval.
- E. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans which detail the porch as an open, rather than an enclosed, element.
- F. Fees and Costs. The Owner shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owner shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

**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 the Owner has not (i) executed and (ii) thereafter filed with the City Clerk, within 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as **Exhibit C** 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





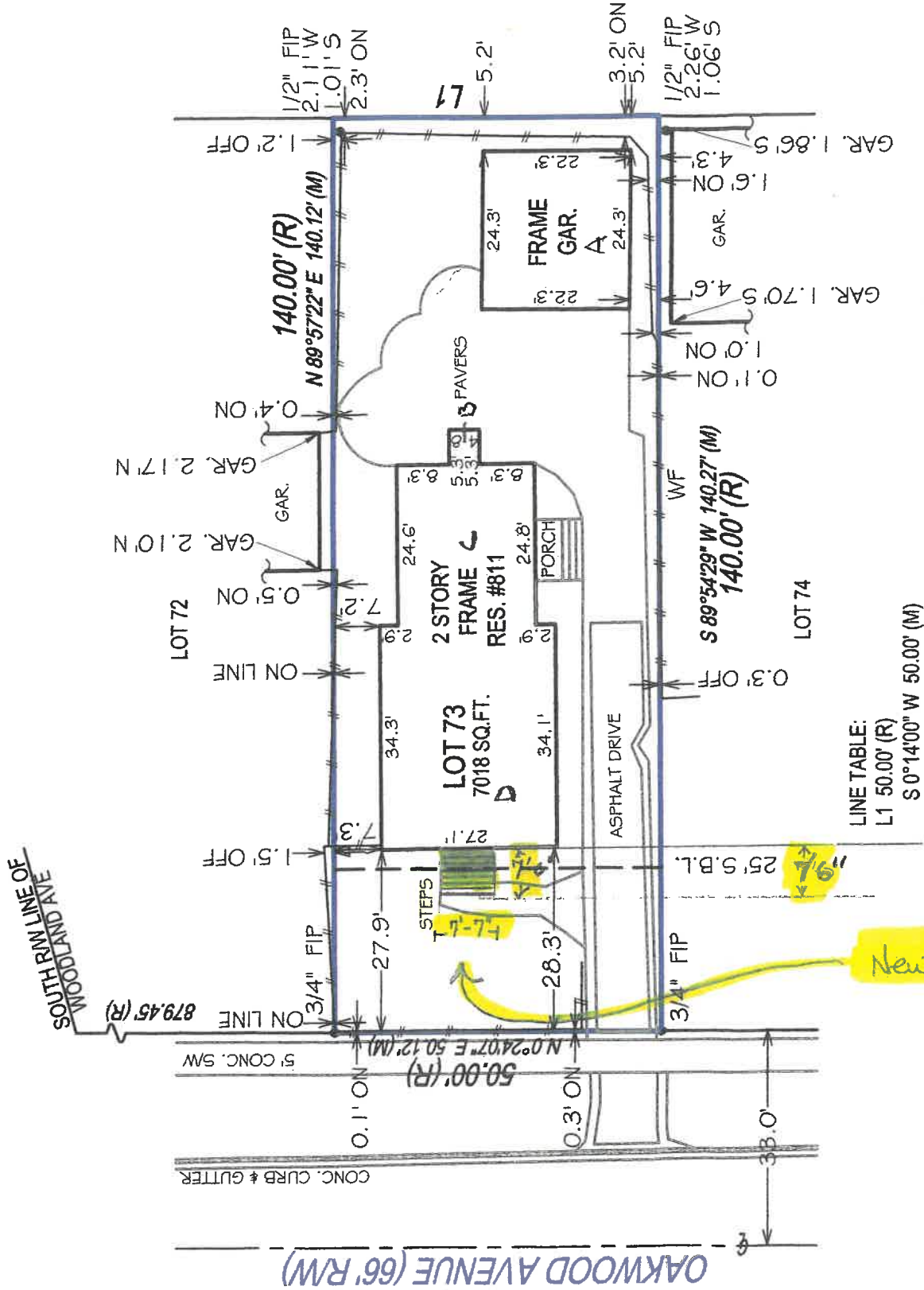
www.exactaland.com | office: 773.305.4011



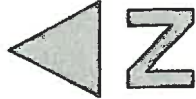
PROPERTY ADDRESS: 811 OAKWOOD AVENUE, LAKE FOREST, ILLINOIS 60045

SURVEY NUMBER: IL2110.5493

IL2110.5493  
BOUNDARY SURVEY  
LAKE COUNTY



The Plans



GRAPHIC SCALE (In Feet)

1 inch = 30' ft.

POINTS OF INTEREST:  
NONE VISIBLE

STATE OF ILLINOIS }  
COUNTY OF LASALLE } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

*Warren D. Johnson*



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971  
LICENSE EXPIRES 11/30/2022  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0008

DATE OF SURVEY: 12/01/21  
FIELD WORK DATE: 11/30/2021  
REVISION DATE(S): (REVO 12/1/2021)



Exacta Land Surveyors, LLC  
PLS# 184008059  
o: 773.305.4011  
316 East Jackson Street | Morris, IL 60450



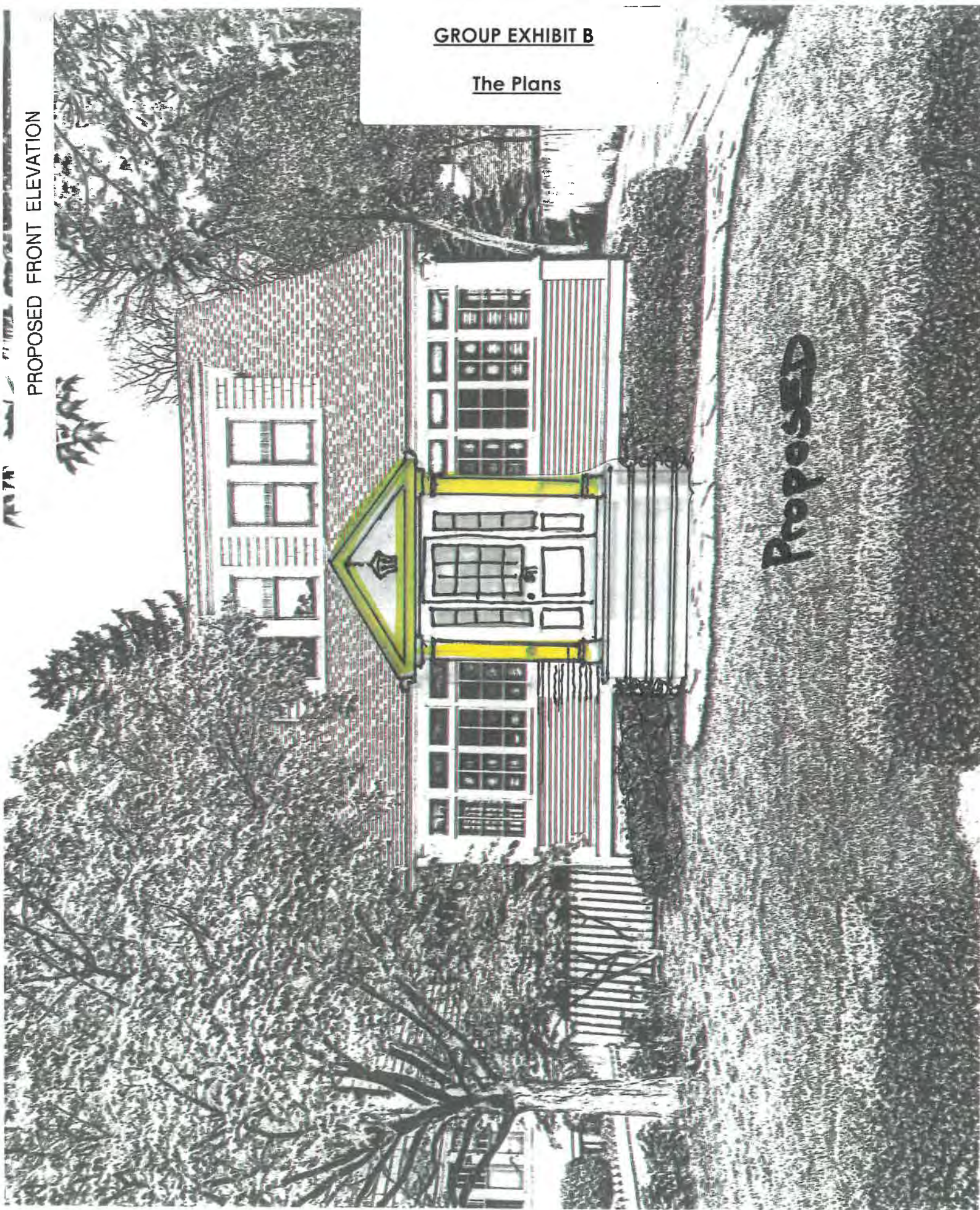
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



GROUP EXHIBIT B

The Plans

PROPOSED FRONT ELEVATION

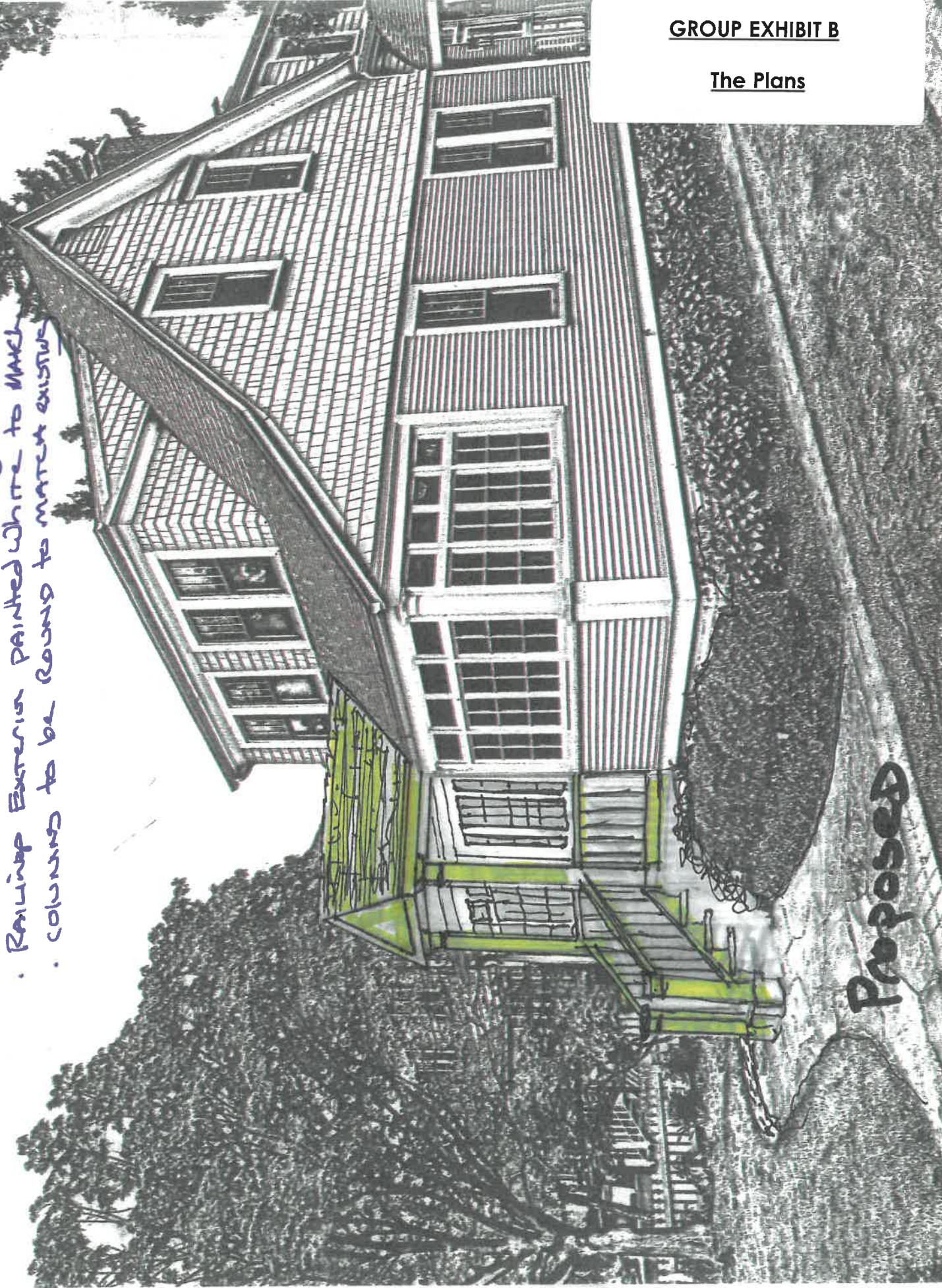


Proposed



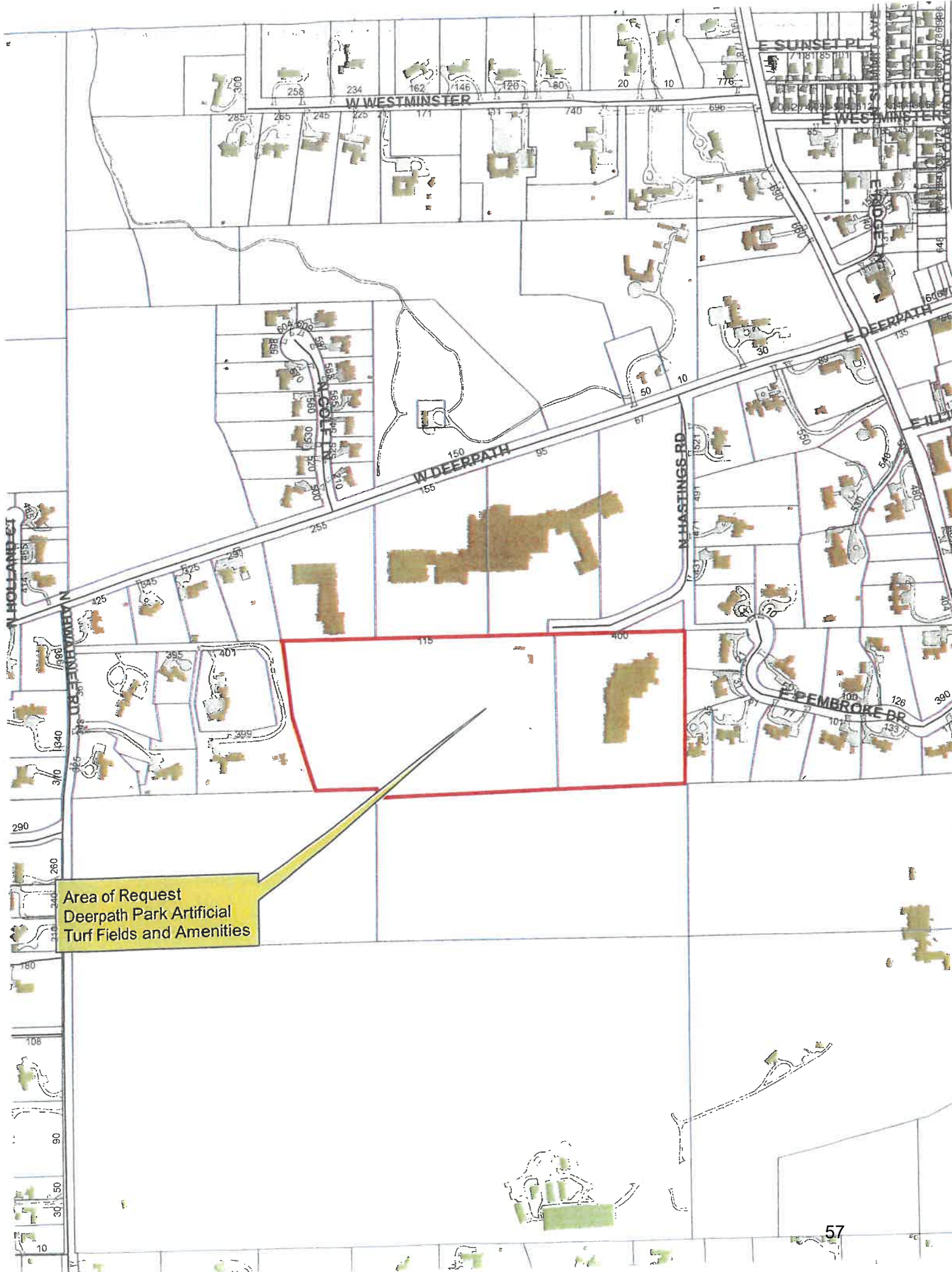
The Plans

- New Asphalt Shingles to match
- White Wood Painted Green For open Roof Finish
- Stone Steps Bluestone/Flagstone
- Railings Exterior Painted White to match
- Columns to be Round to match existing



Proposed





Area of Request  
Deerpath Park Artificial  
Turf Fields and Amenities

THE CITY OF LAKE FOREST

ORDINANCE NO. 2023- \_\_\_\_

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE  
DEERPATH PARK ATHLETIC FIELD IMPROVEMENT PROJECT

**WHEREAS**, the City of Lake Forest is the owner of that certain real property commonly known as Deerpath Park, 115 W. Deerpath, Lake Forest, Illinois and legally described in **Exhibit A**, attached hereto ("**Property**"); and

**WHEREAS**, the Property is located in the OA, Open Area Zoning District; and

**WHEREAS**, the Owner intends to make improvements ("**Improvements**") as depicted on the site plan and architectural drawings that are attached hereto as **Group Exhibit B** ("**Plans**"); and

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

**WHEREAS**, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at public hearings held on February 1, 2023 and June 7, 2023; and

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

1. the Property is located within the OA, Open Area District under the City Code,
2. Owner proposes to construct the Improvements as depicted on the Plans,

3. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with the recommended conditions and the Plans, will meet the design standards and requirements of Section 150.147 of the City Code,

and recommended that the City Council approve the Application and the Plans, subject to the terms and conditions hereinafter set forth; and

**WHEREAS**, the Mayor and City Council, having considered Owner's Application to construct the Improvements on the Property, and the findings and recommendations of the BRB, have determined that it is in the best interests of the City and its residents to grant approval to the Application, subject to the terms and conditions hereinafter set forth;

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

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

**SECTION TWO: Approval of Application.** Pursuant to Section 150.147 of the City Code, and subject to the limitations therein and the conditions set forth in Section Three of this Ordinance, the City Council does hereby grant approval of the Application to allow the construction of the Improvements on the Property, as more fully depicted on the Plans.

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

discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

- A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Compliance with Laws. Chapters 150, regarding buildings and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Tree Preservation. The Owner will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans.
- E. Fees and Costs. The Owner shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owner shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

- F. Other conditions. The improvements shall be substantially in conformance with the Board's deliberations as reflected on **Exhibit C**, Notice of Action – Board Recommendation, attached hereto.

**SECTION FOUR: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if the Owner has not (i) executed and (ii) thereafter filed with the City Clerk, within 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as **Exhibit D** and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein.

PASSED THIS \_\_ DAY OF \_\_\_\_\_, 2023  
 AYES: (    ) ABSENT: (    )  
 NAYS: (    ) ABSTAIN: (    )

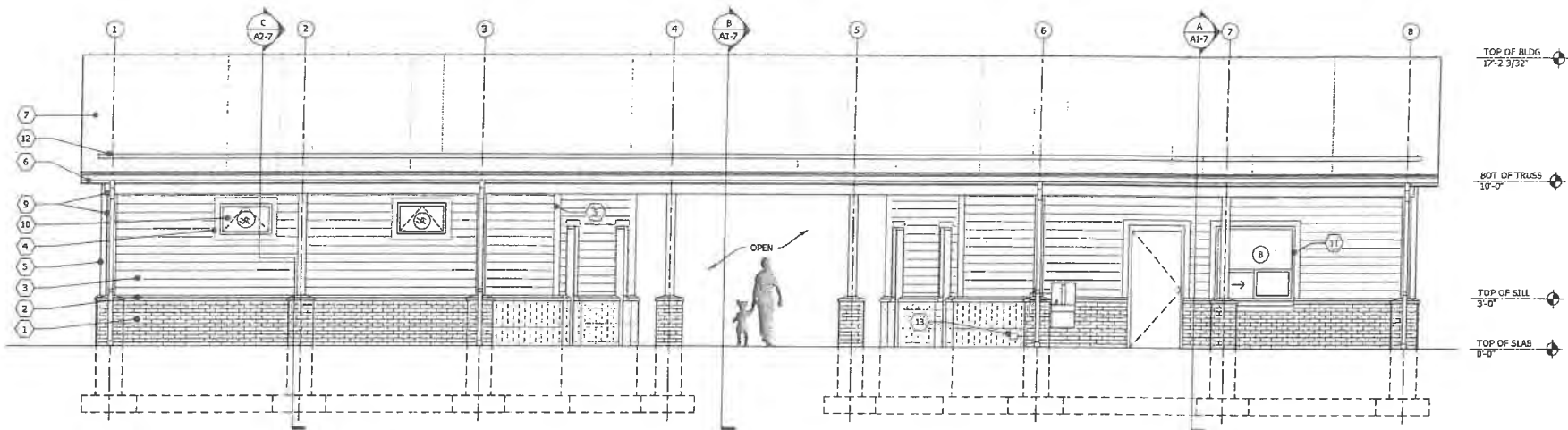
PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

Mayor

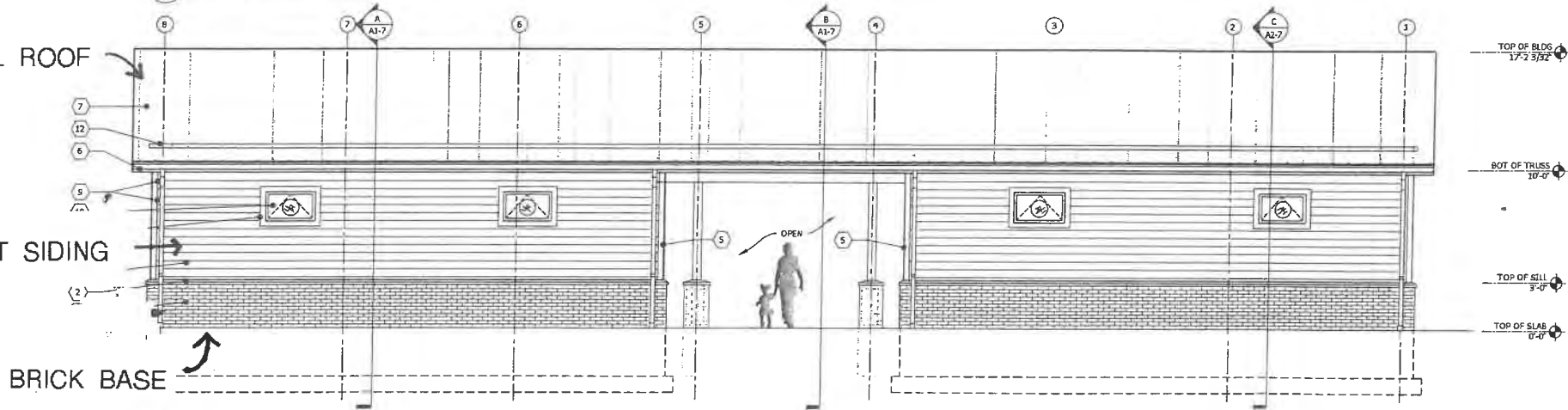
ATTEST:

City Clerk

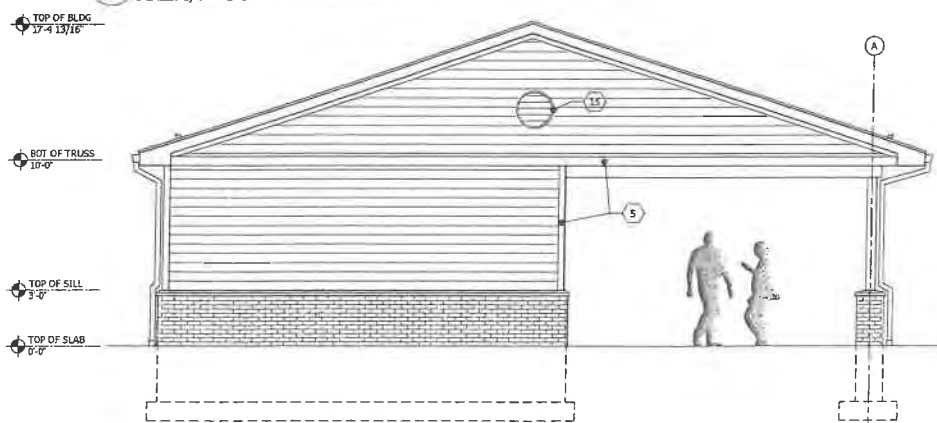
The Plans



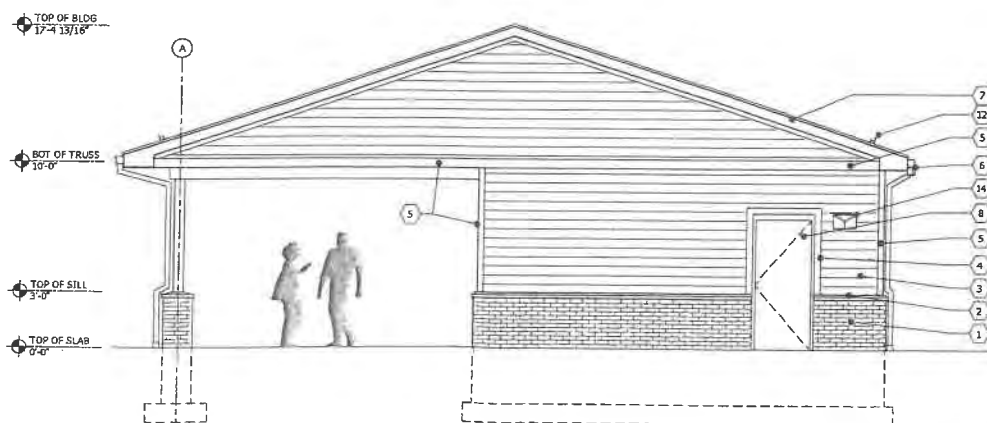
1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

- ELEVATION KEYNOTES:
1. BRICK TO MATCH SURROUNDING BUILDINGS
  2. CAST STONE SILL
  3. PRE-FINISHED HORIZONTAL FIBER CEMENT 6" (EXPOSED) LAP SIDING - SEE SPECS
  4. RE-FINISHED 4" WIDE x 3/4" SMOOTH FIBER CEMENT TRIM BOARD - SEE SPECS
  5. PRE-FINISHED 6" WIDE x 3/4" SMOOTH FIBER CEMENT TRIM BOARD - SEE SPECS
  6. PRE-FINISHED ALUMINUM GUTTERS AND 6x6 BOX DOWNSPOUTS, SEE SPECS
  7. PRE-FINISHED STANDING SEAM METAL ROOF, SEE SPECS
  8. PAINTED METAL DOORS WITH S.S. HARDWARE, SEE SPECS
  9. COLUMN AND BEAM, SEE SECTIONS
  10. THERMALLY BROKEN WINDOWS
  11. THERMALLY BROKEN CONCESSIONS WINDOW
  12. CONTINUOUS ICE AND SNOW GUARD, SEE SPECS
  13. FROST PROOF HOSE BIBS
  14. HIGH ABUSE WALL PACK, SEE ELEC. DWGS
  15. MECHANICAL LOUVERS

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PREPARED FOR  
**City of Lake Forest**  
800 N. Field Drive  
Lake Forest, IL 60045

PROJECT  
**Deerpath Park**  
400 Hastings Rd  
Lake Forest, IL 60045

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Geotechnical Engineer  
Midwest Standard Engineering & Testing  
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100% CONSTRUCTION DOCUMENTS  
NOVEMBER 22, 2022

REVISIONS

No	Date	Issue
	2022.10.24	PROGRESS SET
	2022.11.15	REVIEW
	2023.01.04	100% REVIEW SET

CHECKED BY  
JRM

DRAWN BY  
NC / NS / MS

SHEET TITLE  
**NORTH BUILDING ELEVATIONS**

SCALE IN FEET

SHEET NUMBER

**A1-3**  
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**NOTE: BUILDING DEPARTMENT**  
These documents (plans & specifications) are valid for permits only when the architect's original seal and signature appears and is obtained, and unless otherwise provided in writing, are intended as a permit submittal for one (1) building only.  
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01/04/2023  
DATE

**JOHN HAN**  
ARCHITECT  
STATE OF ILLINOIS  
001-022876

EXPIRES 11-30-2023

SIGNATURE

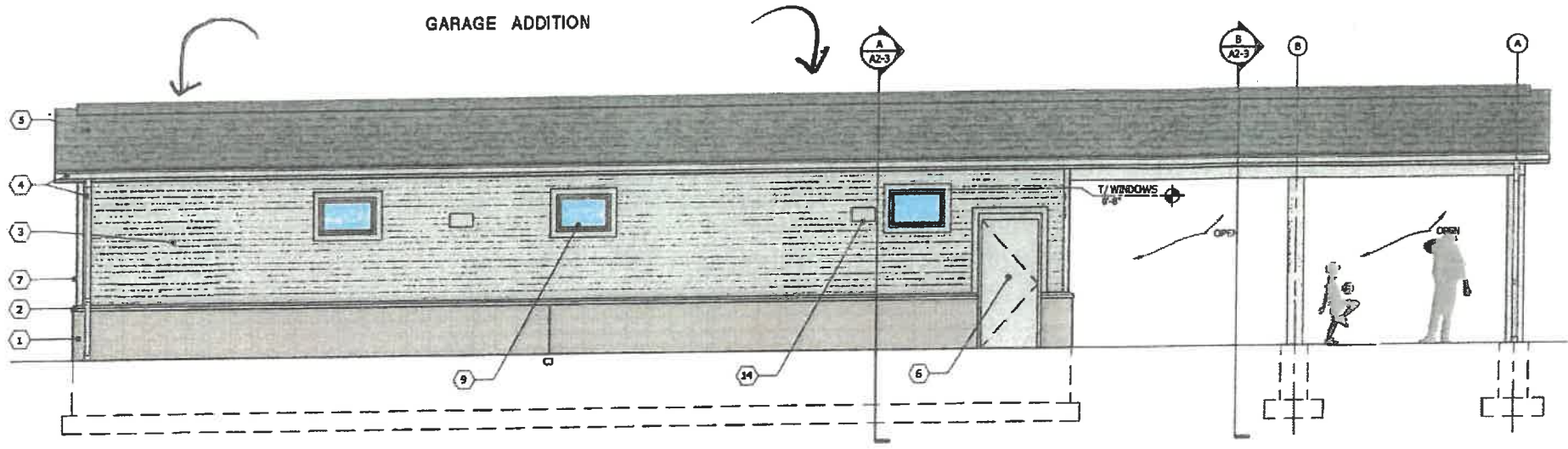


GROUP EXHIBIT B

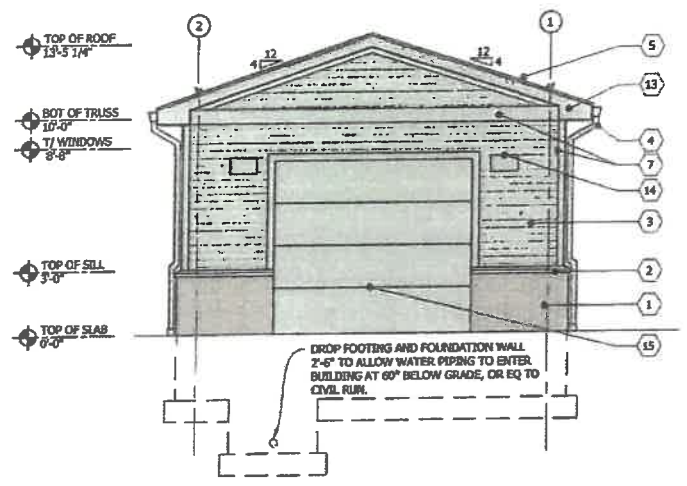
SOUTH PAVILION - MODIFIED

The Plans

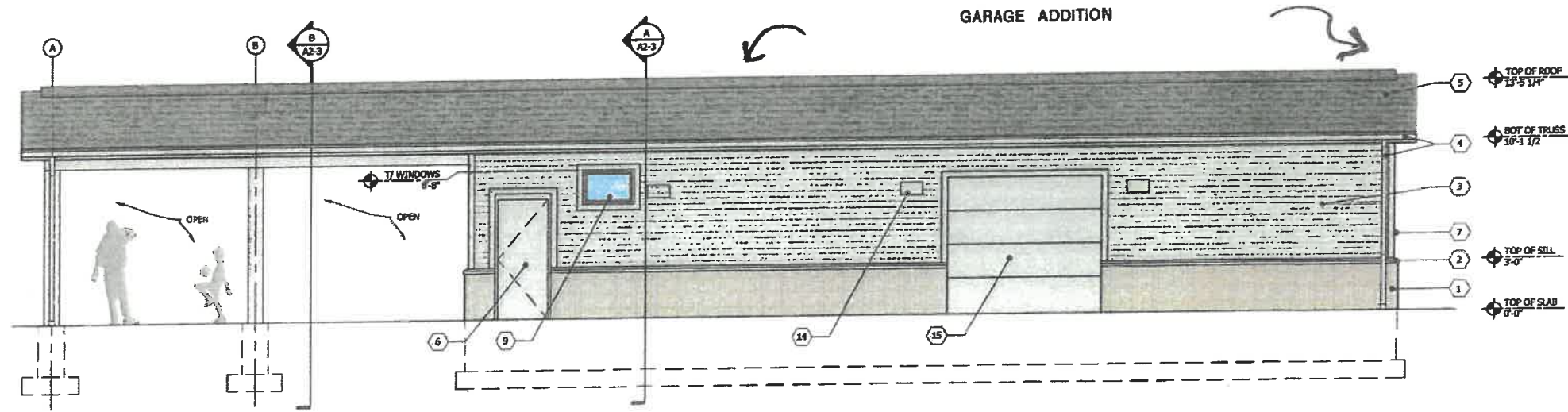
- ELEVATION KEYNOTES:
1. FACE BRICK TO MATCH SURROUNDING BUILDINGS
  2. CAST STONE CAP
  3. FIBER CEMENT LAP SIDING W/ 6" EXPOSURE
  4. K-STYLE GUTTERS W/ DOWNSPOUTS
  5. ASPHALT SHINGLED ROOF - SEE SPECS
  6. HOLLOW METAL DOOR
  7. 5/4" FIBER CEMENT BOARD TRIM (PAINT)
  8. EXPOSED STEEL POST
  9. THERMALLY BROKEN WINDOWS
  10. CAST STONE BAND
  11. OMIT
  12. FROST PROOF HOSE BIBB
  13. PRE-FINISH ALUMINUM FASCIA
  14. HIGH ABUSE WALL PACK, SEE ELEC. DWGS
  15. OVERHEAD INSULATED DOOR



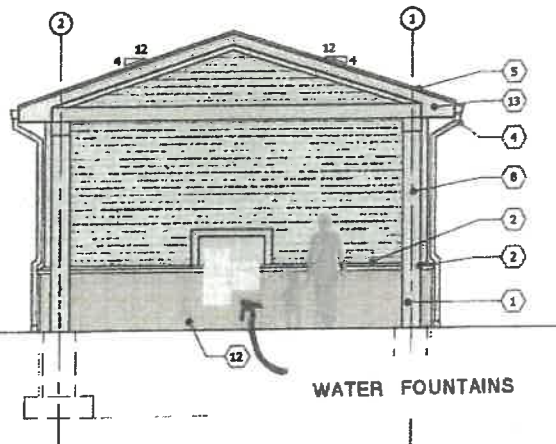
EAST ELEVATION  
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



WEST ELEVATION  
SCALE: 1/4" = 1'-0"



NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



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Park  
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Midland Standard Engineering & Testing  
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ISSUED FOR CONSTRUCTION  
MARCH 10, 2023

No.	Date	Issue
01	2023.01.25	ADDENDUM #2
04	2023.04.28	SOUTH BLDG. REV

CHECKED BY  
JRM

DRAWN BY  
NC / NS / MS

SHEET TITLE

EXTERIOR  
ELEVATIONS

SCALE IN FEET

SHEET NUMBER

A2-2

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**THE CITY OF LAKE FOREST**  
**ORDINANCE NO. 2023-\_\_**

**AN ORDINANCE GRANTING VARIANCES FROM THE SETBACK AND HEIGHT LIMITATIONS FOR TH DEERPATH PARK ATHLETIC FIELDS AT 115 W. DEERPATH**

**WHEREAS**, The City of Lake Forest ("**Owner**") is the owner of that certain real property commonly known as 115 W. Deerpath, Lake Forest, Illinois and legally described in **Exhibit A**, attached hereto ("**Property**"); and

**WHEREAS**, the Property is located in the OA, Open Area Zoning District; and

**WHEREAS**, the Owner desires to construct a pavilion, playground, and expand the existing sport courts within the setback area and erect lighting and fencing that exceed the height limitations ("**Improvements**") as depicted on the site plans attached hereto as **Group Exhibit B** ("**Plans**"); and

**WHEREAS**, the Owner submitted an application ("**Application**") for a variance from Section 159.090, OA, Open Space District, of the City of Lake Forest Code to allow construction of the Improvements, within the setbacks and in excess of standard height limitations; and

**WHEREAS**, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at public hearings held on January 23, 2023 and June 26, 2023; and

**WHEREAS**, the ZBA, 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 variances detailed in this report are requested to support the functionality of a unique community resource, an artificial turf athletic field complex. The location of the fields and the amenities that require variances are unique because the areas of encroachment into the 50 setback are adjacent to another City owned parcel. The site is surrounded by City owned property and has limited visibility from the streetscape and residential areas. The characteristics of this site are not generally found in other locations in the City.
2. The buildings that will encroach into the setback and the elements that will exceed the height limitations are well screened from view from residential neighborhoods and streetscapes and will not alter the essential character of the area. Athletic fields are already located on the site, this project proposes to upgrade the fields to improve functionality and accessibility.



3. The lights will be state of the art and designed to direct light down on to the fields, rather than outward. The lights will be turned off at 10:30 p.m. or within 30 minutes after play is completed, whichever is earlier.
4. None of the lights will exceed the height of the lights that were previously located around the perimeter of the field.
5. The variances, if granted, will not create a condition that will be injurious to the use or enjoyment of surrounding properties because the site is away from neighboring homes. There has been no evidence submitted to suggest that the proposed variances will diminish property values in the area. The proposed improvements have been determined by the City Council to offer benefit to the overall community.
6. The surrounding area is developed, the proposed field improvements will not impede the ability to upgrade or redevelop properties in the general area.
7. The hardship in conforming to the requirements of the Open Space zoning district result from the use of the site as community athletic fields.
8. The Building Review Board evaluated the architectural appearance of the proposed structures and recommended approval.
9. Adequate utilities are in place to support the field improvements.

and recommended that the City Council approve the variances subject to the terms and conditions hereinafter set forth; and

**WHEREAS**, the Mayor and City Council, having considered Owner's Application to construct the Improvements on the Property, and the findings and recommendations of the ZBA, have determined that it is in the best interests of the City and its residents to grant approval of the requested variances subject to the terms and conditions hereinafter set forth;

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

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

**SECTION TWO: Approval of Application.** Pursuant to Section 159.042 of the City Code, and subject to the limitations therein and the conditions set forth in Section Four of this Ordinance, the City Council does hereby grant approval of

the Application to allow the construction of the Improvements on the Property, as more fully depicted on the Plans.

**SECTION THREE: Zoning Setback Variances Granted.** Based on the findings presented above, the City Council does hereby grant approval of the requested variances to allow a new pavilion and playground to be located on the north property line, expansion of the existing courts to the south property line, lights on the athletic field no taller than 80 feet, lights on the tennis courts no taller than 45 feet and fencing no taller than 25 feet.

**SECTION FOUR: Conditions on Approval.** The approval granted pursuant to Sections Two and Three 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. Tree Preservation. The Owner will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Staging, Parking and Storage. Prior to the issuance of building permits, a plan for staging and storage of construction and demolition materials and a plan for parking construction vehicles shall be submitted and will be subject to City review and approval.
- E. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with

the Plans which detail the porch as an open, rather than an enclosed, element.

- F. Fees and Costs. The Owner shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owner shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.
  
- G. Other conditions. The improvements shall be substantially in conformance with the Board's deliberations as reflected on **Exhibit C**, Notice of Action, attached hereto.

**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 the Owner has not (i) executed and (ii) thereafter filed with the City Clerk, within 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as **Exhibit D** and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein. 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

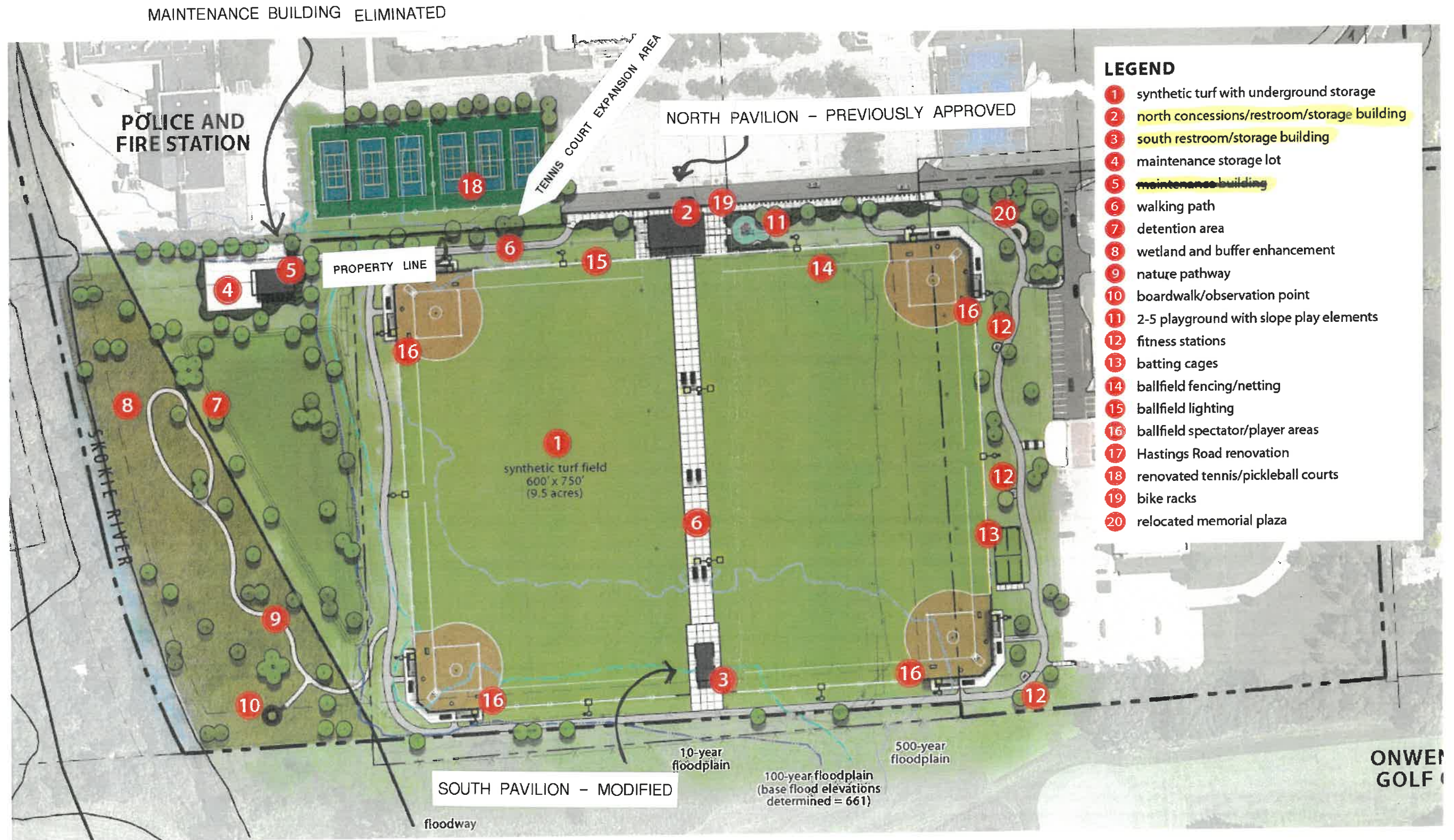
ATTEST:

---

City Clerk



The Plans





Revised Lighting Height

The Plans

MAY 22 2023  
BY: [Signature]

Deerpath Park  
Lake Forest, IL

GRID SUMMARY	
Name:	150' Spill
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY	
CANDELA (PER FIXTURE)	
Entire Grid	
Scan Average:	4469.3511
Maximum:	9218.89
Minimum:	647.89
No. of Points:	114
LUMINAIRE INFORMATION	
Applied Circuits:	A, B
No. of Luminaires:	140
Total Load:	156.82 kW

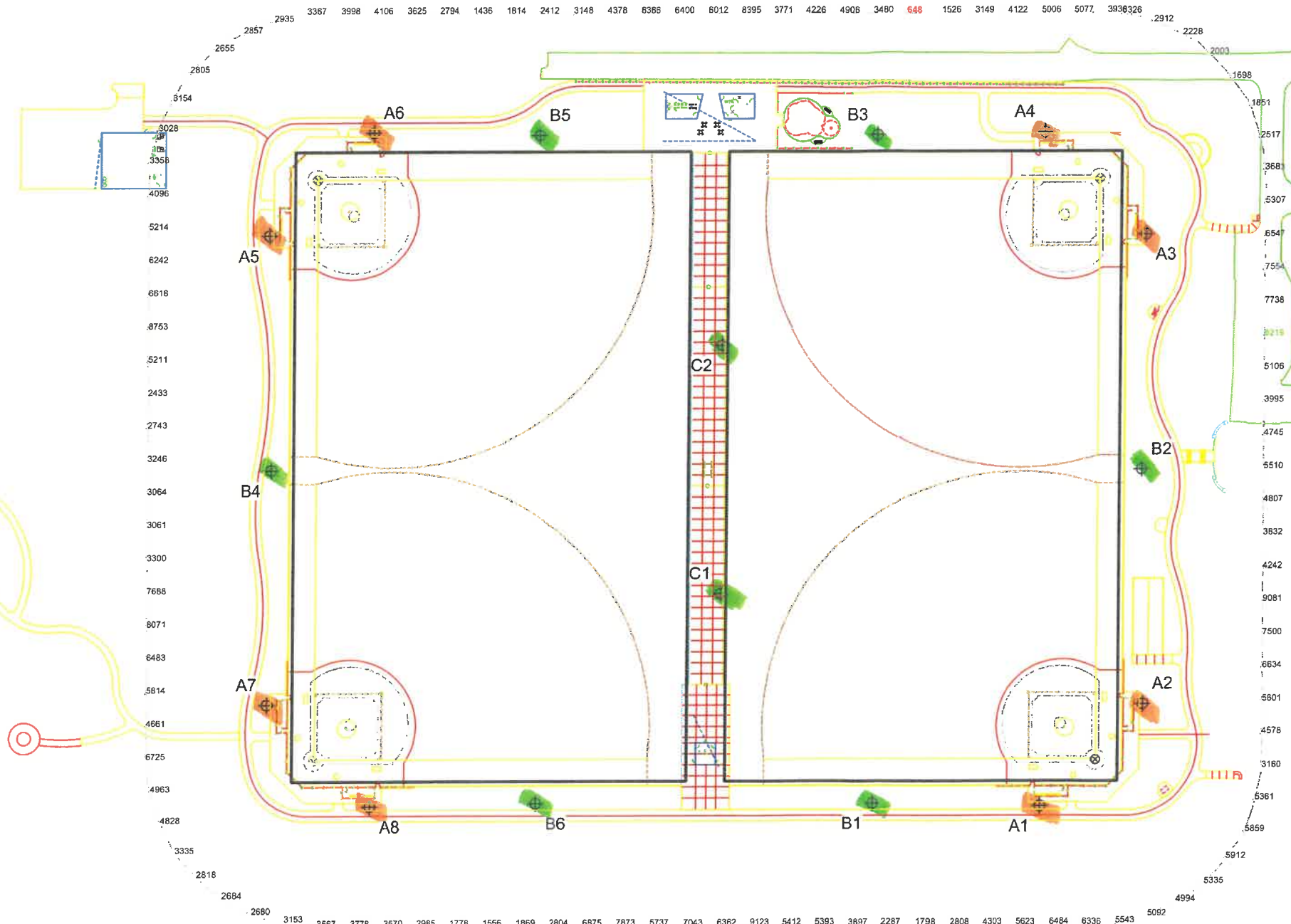
**Guaranteed Performance:** The ILLUMINATION described above is guaranteed per your Musco Warranty document.

**Field Measurements:** Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

60 Feet  
80 Feet



THE CITY OF LAKE FOREST

ORDINANCE NO. 2023 -

AN ORDINANCE AMENDING THE CITY OF LAKE FOREST ZONING MAP, REZONING THE PROPERTY COMMONLY KNOWN AS 400 HASTINGS ROAD, FROM R-4, SINGLE FAMILY RESIDENCE DISTRICT, TO OA, OPEN AREA.

**WHEREAS**, The City of Lake Forest, ("**Owner**") is the owner of certain real property commonly known as the Recreation Center, 400 Hastings Road, and legally described in **Exhibit A** and depicted in **Exhibit B**, attached hereto ("**Property**"); and

**WHEREAS**, the Property is located in the R-4, Single Family Residence Zoning District; and

**WHEREAS**, improvements for the Deerpath Park athletic field project will extend on to a portion of the Property and in recognition of the existing and proposed use of the property for community park and recreation activities, the Owner requested rezoning of the Property to OA, Open Area, in alignment with the adjacent property and in accordance with the provisions of Section 159.044 of The City of Lake Forest Code, as amended; and

**WHEREAS**, pursuant to public notice duly published, the Plan Commission of The City of Lake Forest ("**Plan Commission**") held a public hearing on February 8, 2023, to consider the request for a zone change as required by law and hear public testimony on the matter; and

**WHEREAS**, the Plan Commission, 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. Properties in the surrounding areas are zoned R-4 and OA. The subject property is in common ownership with the adjacent approximately 17 acre parcel to the west and is in joint use with that property. The two City owned parcels meet the definition of a "zoning lot" as stated in the Code.
2. "Clean up" the zoning on these City owned parcels is logical and will facilitate the planned improvements and is consistent with the designation for the parcels are reflected in the Comprehensive Land Use Plan.
3. No change in use is proposed. And no change in use is anticipated on the surrounding properties.
4. The property proposed for rezoning is currently used in a manner consistent with the OA zoning district.
5. The Code stated that the OA District is appropriately applied to properties owned or managed by The City, Lake Forest Open Lands Association, the Lake County Forest Preserves District, and Homeowners' Associations. The subject property is owned by The City of Lake Forest. Permitted uses in the OA District include, but are not limited to parks, playgrounds, and community buildings operated by municipal agencies. The property is currently developed and used consistent with the permitted uses in the OA District.
6. The uses in the surrounding areas are well established. Significant redevelopment or change in use of the surrounding properties is not anticipated. The community uses to the north, Deerpath Middle School and the City's Public Safety Building, Onwentsia Club golf course to the south, and the residential neighborhoods to the east and west are long term uses. Although improvements, upgrades and



modifications may occur from time to time, no significant change in use is anticipated.

7. City records do not reflect a basis for the R4 zoning on the parcel. It appears that the residential zoning was simply left in place after the property was subdivided off from the larger residential property that extended all the way to Green Bay Road.
8. The recent City Council decision to undertake significant improvements to the Deerpath Park athletic fields makes rezoning the subject property reasonable to facilitate the improvement project since some of the proposed improvements cross the shared property line of the two City owned parcels. The use of the parcels as they exist today overlap and the parcels are indistinguishable from a use perspective.

And recommended that the City Council rezone the Property from R-4, Single Family Residence to OA, Open Area;

**WHEREAS**, the Mayor and City Council, having considered Owner's application to rezone the Property, the recommendation of the Plan Commission, and the broader interests of the community, have determined that it is in the best interests of the City and its residents to rezone the Property from R-4, Single Family Residence District, to OA, Open Area;

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, ILLINOIS:**

**SECTION 1. Recitals.** The foregoing recitals are hereby incorporated into this Ordinance as the findings of the City Council.

**SECTION 2. Amendment to The City of Lake Forest Zoning Map.** The City of Lake Forest Zoning Map shall be, and is hereby, amended to change the zoning district designation of the Property from R-4, Single Family Residence District, to OA, Open Area.

**SECTION 3. Effective Date:** This ordinance shall be in full force and effect from and after its passage, approval, recordation and publication, as provided by law.

PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

AYES:

NAYS:

ABSENT:

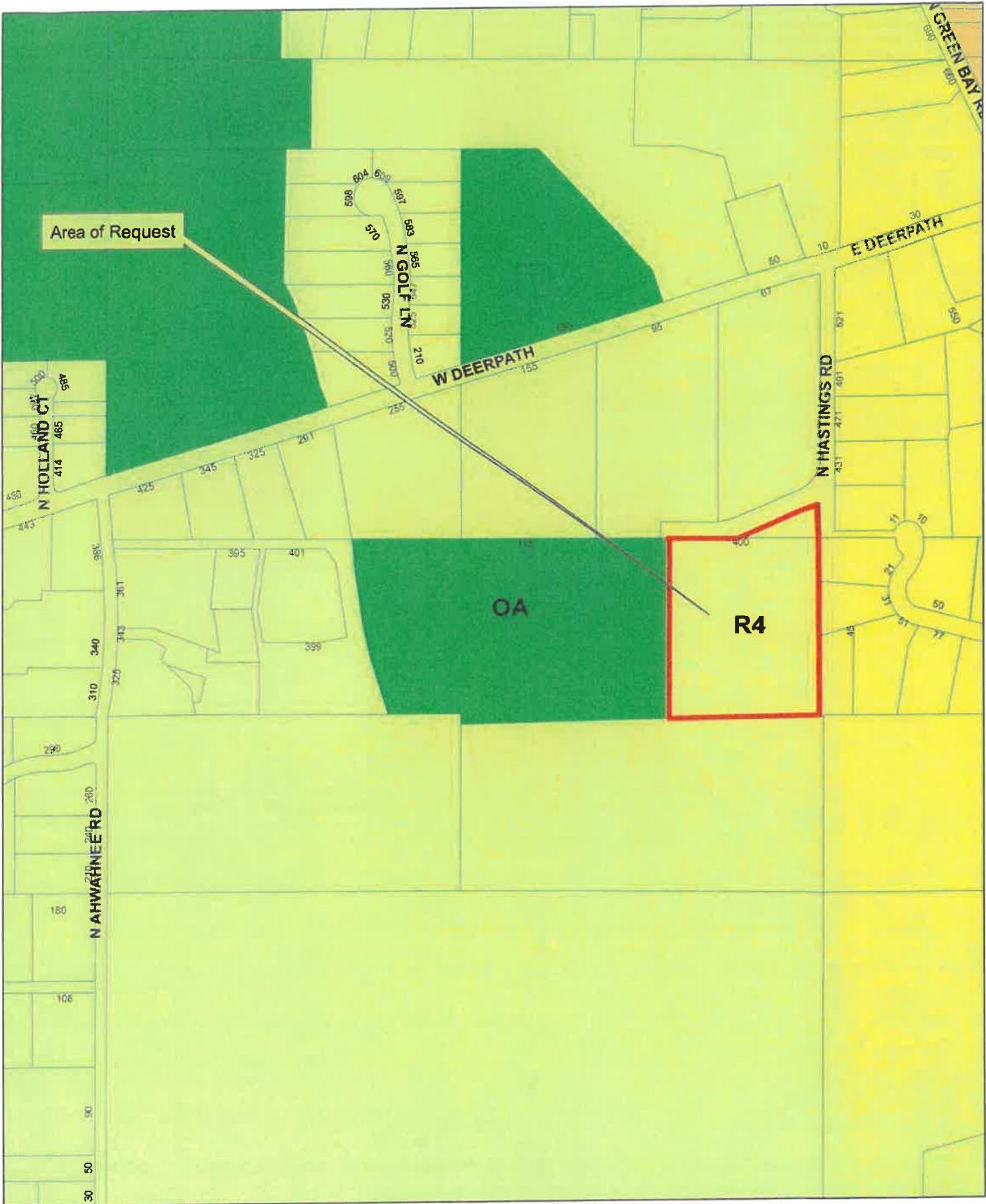
ABSTAIN:

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk



Zoning Districts



## **Comprehensive Plan – Central Business District Update**

### *Questions and Answers from the Plan Commission Deliberations*

- *What is the Plan Commission's role in the Comprehensive Land Use Plan update process?*

In accordance with the City Code, the Plan Commission is charged with conducting a public hearing on updates to the Comprehensive Plan and forwarding recommendations to the City Council on the proposed updates. The process authorized by the City Council for the current update calls for a phased review, essentially chapter by chapter, or area by area. The intention is that toward the end of the process, all of the updated chapters will be integrated into a single digitally accessible document. The Plan Commission and public will have an opportunity to once more review all of the chapters at that time as part of the larger document.

In its final form, the updated Comprehensive Plan will begin with a reference and review of the previous Comprehensive Plan; what was achieved and in which aspects the City may have followed a different path than was envisioned in the 1998 Comprehensive Plan. The updated Plan will open with an explanation of how the Comprehensive Land Use Plan is intended to be used by the City Council, Boards, Commissions, property owners, developers, and City staff to guide not only development related decisions, but also budgetary, infrastructure, and broader policy decisions.

- *What is a Comprehensive Plan? Why does the Chapter not go into more detail on what can and what cannot be done on specific properties?*

The Comprehensive Plan is the guiding document with respect to land use and development and looks forward 5, 10, 20 years in an effort to establish a framework for important community decisions. The Comprehensive Land Use Plan does not mandate certain uses or establish requirements for individual developments. Instead, the Comprehensive Plan establishes a vision, identifies desired land uses, and identifies opportunities and challenges.

In the case of the City of Lake Forest's Comprehensive Land Use Plan, there is a consistent focus throughout the Plan on preserving the community's distinctive character and quality of life through thoughtful development, redevelopment, and adaptive reuse. The Plan is intended to ensure that decisions are based on careful deliberation and focused on the *long term* interest of the *overall* community, rather than on short term trends, pressure from developers, or special agendas.

The current review and update of the Comprehensive Plan continues the City's long tradition of careful long term planning.

- *Why is the Comprehensive Plan being updated now and what is the process?*

At the Council's direction, an update to the City's Comprehensive Land Use Plan is underway. The Plan was last re-adopted in its entirety in 1998. Since that time, several updates have been made to various chapters of the Comprehensive Plan however the Plan, in its entirety has not been updated. In 2019, the chapters relating to the Waukegan Road/Settlers' Square Business District and the Route 60 Corridor were updated and approved by the City Council based on recommendations from the Plan Commission.

The update process was halted in 2020 due to the limitations on public gatherings and resumed in 2022 with a focus on the Central Business District. Once all of the land use chapters of the Comprehensive Plan are updated and approved by the City Council, as noted above, the chapters will be consolidated into a unified document which will be presented to the Plan Commission and the public for a final review before City Council consideration of adoption of the updated Plan in its entirety.

The Central Business District update process offered numerous opportunities for public input and involvement through polls and a comment map on the project website, workshops, individual interviews, small group discussions, and a public forum in addition to a formal public hearing before the Plan Commission. At the Council's direction, an adhoc Working Group was formed early in the process to advise City staff and the City's consultants in the development of the draft chapter. The Working Group proved valuable in the development of the draft chapter.

- *How does the Central Business District Chapter, the process to date, and the level of detail, compare to the other chapters?*

The process that produced the draft updated Central Business District chapter now before the Commission for review was more expansive and far reaching than any of the previous update processes. The level of detail in the Central Business District chapter as presented is also greater than in previous chapters reflecting the importance of the District to the overall community.

- *What were the goals for the Central Business District that were identified in the 1998 Comprehensive Land Use Plan and have they been achieved?*

The 1998 Comprehensive Plan lists the following goals for the Central Business District.

1. **To preserve and strengthen** the Central Business District as the primary commercial area, a transportation center, a hospitality center and a residential area for the City.
2. **To promote the vitality and convenience** of the Central Business District by encouraging a wide range and healthy mix of quality specialty retail and service businesses.
3. **To preserve the character** of historic Market Square. Market Square serves as a City center that establishes a strong positive identity and a sense of place for the City. All new development in the Central Business District should be compatible with the historic character.

There is consistency between the goals in the 1998 plan and those presented in the updated chapter as recommended by the Plan Commission. The updated chapter delves into the themes of preserving, strengthening and promoting the business district more deeply than the 1998 plan.

The goals stated in the 1998 Plan have substantially been met, but are ongoing, there is always more work to do around the themes of preservation, strengthening and promoting. In staff's opinion, the Central Business District today, is in a much stronger position than it was five, ten, and even 20 years ago. Substantial private investments have been made in the two most significant historic properties in the Central Business District, the Deer Path Inn and Market Square. Today, the District is more alive with restaurants recently opened by experienced restaurateurs with strong reputations. Residential developments near the Central Business District have been completed and are occupied by renters and owners all of whom are within walking distance to retail shops, restaurants, local offices, and service businesses. Although the retail market has changed significantly since 1998, Lake Forest is fortunate to have retained many specialty retail stores in and around Market Square.

Overall, yes, the goals of the 1998 Comprehensive Land Use Plan as it pertains to the Central Business District have been met. The strength of the District today puts the City in an enviable position to pro-actively plan for the future, building on strengths and addressing weaknesses.

*Should the Historic District be expanded to include more or all of the Central Business District?*

The East Lake Forest Local Historic District was created in 1998 when the City Council amended the Code to include, for the first time, a chapter devoted solely to historic preservation. The boundaries of the Local Historic District were



based on the National Register District which existed prior to the City's adoption of Local Districts. The boundaries of the District were configured to protect and preserve the most significant historic properties.

There is a process detailed in the City Code for amending the boundaries of historic districts either by including additional properties or removing properties. Neither the Adhoc Working Group, nor the Plan Commission identified a need to expand the boundaries of the Historic District and there is no recommendation to do so in the updated chapter. However, the fact that the recommendation is not offered in the draft chapter does not prevent individuals, property owners, or others from bringing forward a petition for consideration of changes to the boundaries of the Historic District in the future.

The updated chapter does however recommend that design parameters be considered for areas likely to be the subject of future discussions. Design parameters can be put in place for areas or blocks *whether or not* they are located in an Historic District.

➤ *Does the Comprehensive Land Use Plan Circumvent the City's Review Processes?*

No, the Plan does not take the place of or circumvent the regulations and processes set forth in the City Code. The various Boards, Commissions, and the City Council have purview over different aspects of development. The City Council could choose to implement recommended actions in the Comprehensive Land Use Plan by directing special studies, pro-active planning, or the development of design/development parameters. The Council could direct development of conceptual plans or images which would provide information and direction that would be factored into the deliberations and decisions of the various reviewing bodies in the future.

The Comprehensive Land Use Plan is a framework to provide guidance for future decisions.

**THE CITY OF LAKE FOREST**

**ORDINANCE NO. 2023 - \_\_\_\_\_**

**AN ORDINANCE AMENDING THE COMPREHENSIVE LAND USE PLAN  
FOR THE CITY OF LAKE FOREST AS IT PERTAINS TO THE CENTRAL BUSINESS DISTRICT**

**WHEREAS**, the City of Lake Forest developed its first Comprehensive Land Use Plan in 1955; and

**WHEREAS**, the plan was updated in 1978, 1981, 1986, 1988, 1992, 1998, 2001, 2013 and 2016; and

**WHEREAS**, the City Council has directed a review and update of the Comprehensive Land Use Plan, using a phased approach, recognizing that the Plan was last wholly updated in 1998; and

**WHEREAS**, updates to the chapters relating to the Waukegan Road/Settlers' Square Business District and the Route 60 Corridor have been completed and the focus is now on the Central Business District; and

**WHEREAS**, a diverse adhoc Working Group was appointed, and included members who each have a unique interest in and perspective on the Central Business District, to consider public comment and advise staff and the City's consultant on the development of a draft update of the Comprehensive Plan as it relates to said area; and

**WHEREAS**, over the course of two meetings, April 20, 2023, and June 14, 2023, the Plan Commission held a public hearing and considered the draft chapter and the recommendations that came out of the study and deliberations of the Working Group; and

**WHEREAS**, the updated chapter relating to the Central Business District is intended to establish a vision and desired outcomes looking forward 5, 10, 20 years, and strategies for achieving that vision; and

**WHEREAS**, the Plan Commission of The City of Lake Forest after presentations, public comment and deliberations, recommended to the City Council approval of an update to the Comprehensive Land Use Plan as it pertains to the Central Business District and further recommended that priority be placed the following areas: Infrastructure, Bank Lane, and the Inner Ring.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, LAKE COUNTY, ILLINOIS AS FOLLOWS:**

**SECTION ONE:**     **Recitals.** The foregoing recitals are hereby adopted by this reference as the findings of the City Council and are hereby incorporated into this Section as if fully set forth.

**SECTION TWO:**     **Amendment to The City of Lake Forest Comprehensive Land Use Plan.** The Central Business District chapter of the Comprehensive Land Use Plan is hereby amended as reflected in Exhibit A which is attached hereto and made a part hereof.

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

Passed this \_\_\_\_\_ day of \_\_\_\_\_ 2023

AYES:

NAYS:

ABSENT:

ABSTAIN:

Approved this \_\_\_\_ day of \_\_\_\_ 2023.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



AS RECOMMENDED BY THE PLAN COMMISSION • JUNE 2023

# THE CENTRAL BUSINESS DISTRICT

• Looking Forward •

---

*FOR INCORPORATION INTO THE COMPREHENSIVE PLAN*

The background of the page is a photograph of a park. On the left, there is a tall flagpole with an American flag flying. To the right of the flagpole, there are large, leafy trees with green and yellow foliage. In the foreground, there is a green lawn and a paved path. The entire page is framed by a white border.

## **CHAPTER CONTENTS**

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# THE CENTRAL BUSINESS DISTRICT

The City of Lake Forest's Central Business District (CBD) is one of the community's many treasures.

## INTRODUCTION

The Central Business District serves the Lake Forest community by providing retail, restaurants, service businesses, office space, public parking, and outdoor gathering spaces for day to day activity as well as community events. Historically, the CBD has also included residential units above first floor retail and service businesses. Over time, most of the original residential units in the CBD have been adapted to office space creating less of a 24/7 environment.

This Chapter of the Comprehensive Plan is being updated at a unique time, as the community and nation are coming out of the Covid pandemic. During the 2020-2022 pandemic, Lake Forest experienced a peak in home sales with many families and individuals accelerating moves from the City of Chicago to the suburbs.

Lake Forest's tree lined streets, welcoming neighborhoods, preserved open spaces, excellent and varied school options, safe environment and distinctive and welcoming Central Business District are just a few of the reasons people chose to make Lake Forest their home during this unprecedented time.

Established restaurants followed their customers to Lake Forest attracting other new businesses and bringing in patrons from surrounding communities. This chapter update occurs at an opportune time to pause, appreciate what the community has in the CBD, assess its strengths and weaknesses, and look forward. Strategies for preserving, protecting, enhancing and supporting the CBD in the future are detailed in this chapter.



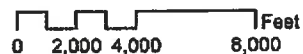
## CENTRAL BUSINESS DISTRICT LOCATION MAP

Lake Forest's Central Business District (CBD) is identified within the context of the City's boundaries on the map below. The CBD is linear, extending along the west side of Western Avenue, parallel to the Metra Union Pacific North (UP\_N) commuter rail line. This chapter does not recommend any change in the current geographic limits of the Central Business District.



— Lake Forest City Boundary  
★ Lake Forest Central Business District

*The Lake Forest Central Business District extends along Western Avenue to the north and south of Deerpath, and a few blocks west of Western Avenue along key east/west corridors.*



**Insert Map + Label Key Points of Interest & Pair with Photos**

*(Market Square, Metra Station, Deerpath Inn, Gorton, Greensward, North and South Alley, etc.)*

# SUBAREAS



## CENTRAL BUSINESS DISTRICT SUBAREAS

### *CBD Subarea #1*

#### **The Core: A Unique Experience**

Lake Forest's iconic Market Square, the historically significant buildings, the Greensward, courtyards, and the predominance of ground floor retail businesses make up the heart of Lake Forest's Central Business District. Market Square is known as the first planned shopping center in the United States. The buildings that comprise Market Square are historically and architecturally significant, designed by Howard Van Doren Shaw. Market Square was created as a result of a community vision, community initiative, and community investment.



#### ■ THE CORE

The Core is bounded by McKinley Road on the east, Forest Avenue on the west, Deerpath on the south, and Westminster on the north.





## CENTRAL BUSINESS DISTRICT SUBAREAS

In 1913 Lake Forest Improvement Trustees, comprised of prominent local residents, acquired 400 feet of frontage along Western Avenue and charged architect and local historian Howard Van Doren Shaw with developing a plan to transform Lake Forest's core. The result of the visionary plan and the public/ private partnership, was a business district that serves as a model, even today, for communities across the Country. Most other buildings in the Core are also important and contribute to the distinctive character of the Central Business District.

The "Core" subarea has historically been dominated by first floor retail and storefront windows that invite shoppers in and activate the streetscape. Today, more service businesses are interspersed among the retail stores: banks, real estate offices, shipping services, and personal care salons of various types. The second-floor spaces in the subarea support small to medium size office uses. Several distinctive outdoor spaces for passive and active enjoyment are located in the Core. The Greensward in Market Square, the north and south Market Square Courtyards, the dining patio on Southgate, and the Lake Forest Bank and Trust Garden offer outdoor areas to eat, gather, sit, stroll, and enjoy community events.

Preservation, restoration, and maintenance are of the utmost importance in the Core. Opportunities for adaptive reuse of buildings exist, for example the U.S. Post Office building and site if it becomes available in the future.

*(Opportunity Areas are addressed later in this chapter.)*

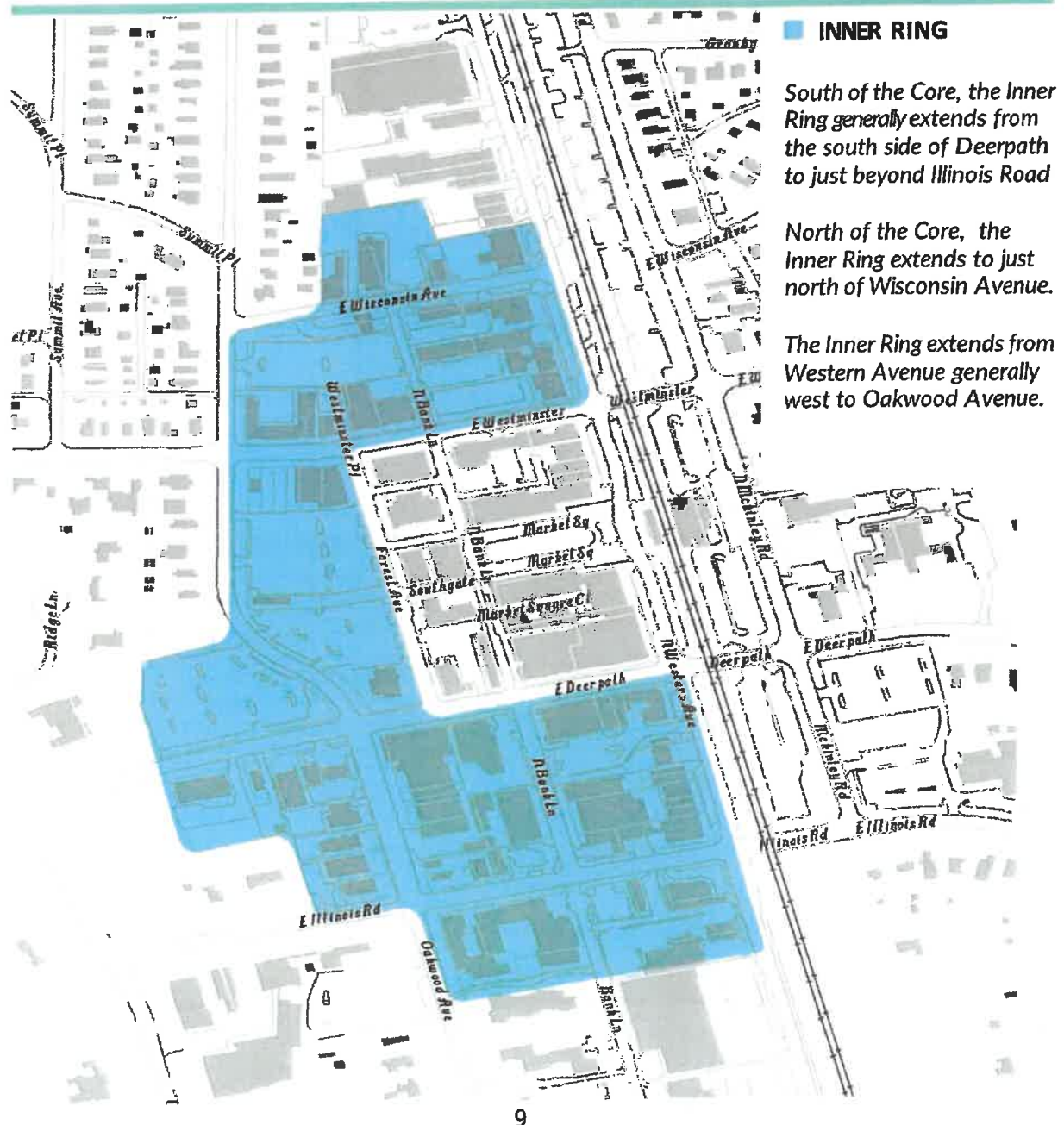


## CENTRAL BUSINESS DISTRICT SUBAREAS

### CBD Subarea #2

#### Inner Ring: Meeting Daily Needs

The Inner Ring is comprised of those properties and buildings located just beyond and adjacent to the Core, a mix of commercial uses in buildings of various sizes, ages, and architectural integrity "ring" the Core adding to the vitality and density of the CBD.





**CENTRAL BUSINESS DISTRICT  
SUBAREAS**

The Inner Ring Subarea supports a mix of businesses including retail, restaurants, service businesses, medical and dental offices and other professional offices. This area also includes large expanses of City owned surface parking lots which provide customer and employee parking to support businesses and community activities.



The Inner Ring subarea offers the greatest opportunity for development and redevelopment in the CBD including the adaptive reuse of existing important buildings and the potential for redevelopment of sites that are underutilized and do not contribute significantly to the character of the CBD, as well the opportunity to re-think how the City owned surface lots can best serve and support the CBD in a manner consistent with the desired overall character. Parking is critical to support a vibrant CBD and can be provided in a more attractive manner than occurs today, in combination with providing opportunities for other desired uses.



## CENTRAL BUSINESS DISTRICT SUBAREAS

### ***CBD Subarea #3***

#### **Neighborhood Business: Smaller Scale/Personal & Professional Services**

Beyond the Core and Inner Ring, the Central Business District extends in a linear fashion, primarily along Western Avenue. These Neighborhood Business nodes, include a mix of commercial uses, service businesses, and professional offices that are smaller in scale and lower in density than those found in the Core and Inner Ring subareas.

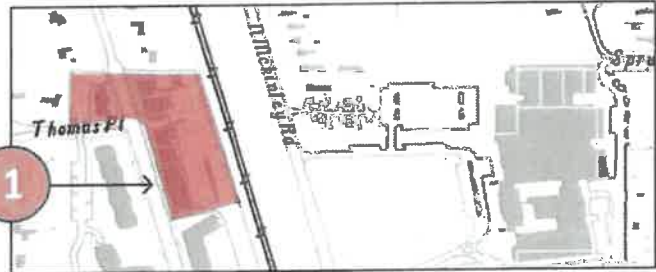
#### **NEIGHBORHOOD BUSINESS**

**SUBAREA 1:** *Western Avenue between Franklin Place and Thomas Place*

**SUBAREA 2:** *Corner of Western Avenue and Laurel Avenue*

**SUBAREA 3:** *Western Avenue north of Wisconsin Avenue to Woodland Road*

**SUBAREA 4:** *Western Avenue south of Illinois Road to Vine Avenue, and west to Bank Lane*



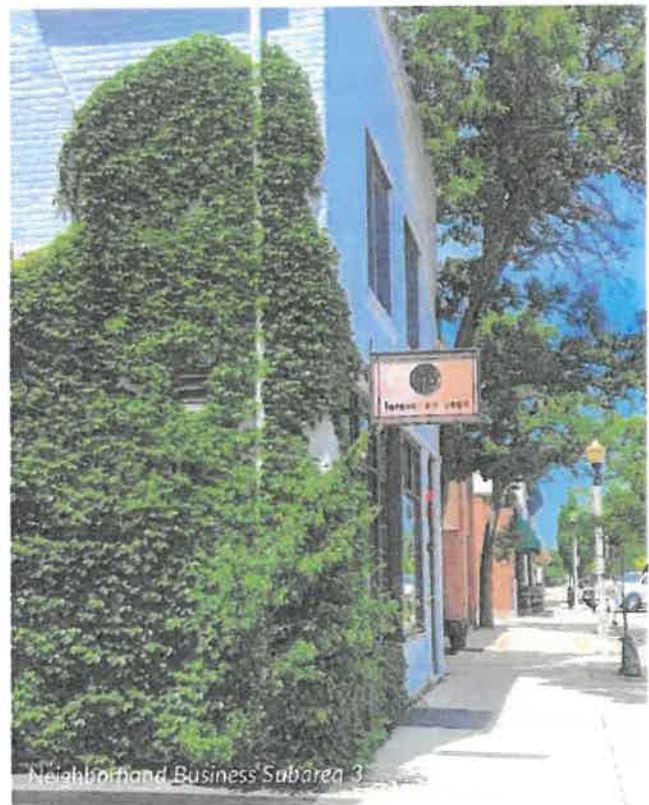


## CENTRAL BUSINESS DISTRICT SUBAREAS

The Neighborhood Business subarea, more so than the Inner Ring, offers businesses that meet every day needs including: grocery and drug stores, dry cleaners, restaurants, salons, and professional services. This subarea is adjacent to a variety of residential housing types, single family homes as well as multi-family buildings. Development in the Neighborhood Business area is less intense with many of the buildings being single use.

At the far north and south ends of the subarea, buildings support a mix of uses with office and residential located above ground-floor commercial. A limited number of businesses have on-site parking lots, with the majority relying on street parking. Public parking lots located on the east side of the railroad tracks are available to support off-site parking for employees and valet services. Access to the remote parking lots is available by way of underpasses at Woodland and Illinois Roads and at-grade crossings at Westminster and

*Photos: The Neighborhood Business Subarea includes a range of businesses and service types to meet every day needs. Some buildings single-story / single-use structures, whereas others include upper story residential units.*



The page features a decorative border with images of trees and buildings. The main content is on a white background.

## CENTRAL BUSINESS DISTRICT

# **VISION**

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*"Looking forward, the vision for Lake Forest's Central Business District is not to change it into something different, something more akin to business districts in other communities, but instead, to enhance and preserve the historic character and architecturally significant buildings and spaces, and to maintain an environment in which businesses thrive and a place residents and visitors are drawn to again and again, for day to day needs, a special night out, to find that one of a kind gift, and to celebrate the community."*

In other words, the vision is to build upon strengths, address weaknesses and create long term community benefit from opportunities.

The configuration and size of the overall CBD is well suited to meet the needs of the community. Neither expansion, nor a reduction in the CBD is recommended in this chapter.

The neighborhoods surrounding and adjacent to the District should be preserved and their unique character protected. Located within easy walking distance to the shops, eateries, gathering spaces, and services offered by the CBD, these neighborhoods are an important part of the community fabric.

The proximity of residential neighborhoods to the CBD provides mutual benefits to both residents and businesses; residents enjoy quick access to local shops and restaurants while businesses benefit from a nearby customer base. It is also recognized that these residential neighborhoods experience impacts by virtue of their proximity to the CBD.

This chapter acknowledges these impacts, the importance of synergy and balance between adjacent uses, and offers recommendations on how to create appropriate transitions between the business district and surrounding residential areas.

## CENTRAL BUSINESS DISTRICT

# GOALS & STRATEGIES

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### *Goal 1: Foster an active, resilient and vibrant mix of uses by protecting and leveraging the Central Business District's **strengths***

The CBD exemplifies Lake Forest, the quality, the character, the history, the vitality, the distinctiveness, the community. Buildings, streetscapes, and public spaces contribute to the special experience and fond memory of being in Lake Forest. The CBD has something for everyone and is active day, evening, winter and summer. A balance of uses in a pleasing environment is maintained with a focus on attracting not only Lake Forest residents, but also residents of surrounding communities, and visitors from near and far. The mix of uses is not static and reflects changes in markets, technologies, and consumer behaviors. The character, available parking, well maintained infrastructure, development parameters that set clear expectations, and an active customer base all serve to attract continued private investment, encourage adaptive reuse of important buildings, and incent redevelopment of appropriate sites in a manner that aligns with and enhances the character of the CBD.

### *Goal 2 · Reinforce a distinct, cohesive and charming sense of place by preserving and strengthening **community character***

The ever-evolving CBD maintains and builds upon the features that make it resilient, timeless, and distinctive; a diversity of building styles, quality building materials, landscaped streetscapes and gathering areas, surprises around every corner, spaces that evoke a sense of place, pedestrian amenities, ease of access, a strong mix of commercial uses, and community events that align with and support businesses. The historic and more contemporary buildings and spaces share common themes and create a unified whole that is welcoming, invites exploration, and contributes to the unique character of the district.

### *Goal 3 · Enhance **Bank Lane** as unique and charming pedestrian corridor to create catalyst for future enhancements in the CBD*

Bank Lane is a narrow, north-south inviting pedestrian connecting areas north and south with the Core, a comfortable and memorable experience. Located one block west of Western Avenue, the limited length street extends from Vine Avenue north to Wisconsin Avenue, intersecting with Market Square, spanning six blocks. It's location and orientation provides connectivity and creates synergy between different uses, the various east-west street corridors and public spaces. The pedestrian-scaled streetscape, lighting and amenities provide an inviting setting for strolling, shopping, indoor and outdoor dining and seasonal programming. Temporary street closures along Bank Lane provide one of a kind spaces for dining and festivities.



CENTRAL BUSINESS DISTRICT  
GOALS

*Goal 4 · Meet the needs of existing and future development by maintaining and enhancing **infrastructure** - parking, streets, sidewalks, stormwater management, lighting, signage, and integrated technologies*

The CBD is safe, accessible, convenient, and inviting in a way that draws users to businesses and public events throughout the day and year. The CBD is neighbor-friendly, reliably serving the needs of Lake Forest residents while attracting visitors from a larger market area and afar. The continued investment in infrastructure maintenance, innovation, upgrades and enhancement by the City contributes to the resilient, sustainable and vibrant nature of the CBD while encouraging ongoing investment by private property and business owners.

*Goal 5 · Provide high-quality living, working and business climates by supporting and fostering strong **public/private partnerships***

The City's participation in maintaining and enhancing infrastructure and public places under its control demonstrates the need for and importance of an ongoing partnership with private property and business owners. The community has a long tradition of public/private partnerships, there is a shared and vested interest in maintaining and enhancing property values, creating a profitable business climate, and providing high-quality living and working opportunities. Consideration is given on an ongoing basis to opportunities for public/ private partnerships, building on the community's long and successful tradition.





## CENTRAL BUSINESS DISTRICT **RECOMMENDED ACTIONS**

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### *Achieving Our Vision & Goals*

***The Comprehensive Plan is not a regulatory document. Instead, it articulates a vision and sets out goals and recommends actions to proactively shape the future and arrive at that vision. It looks forward while being informed by the past.***

- *This plan is intended to be used by Boards, Commissions, and the City Council as a tool and guide in making decisions about development, adaptive reuse, preservation, investment in infrastructure, policies, and regulations.*
- *This plan is intended to set realistic expectations for property owners, investors, developers, and residents and to avoid surprises.*
- *The plan is intended to encourage creative ideas and new concepts and to position the City well to adapt in the future always with an eye toward preserving the distinctive character of the CBD.*
- *The tradition of careful planning has served Lake Forest well, and that tradition should continue.*

## 1 • Protect & Leverage Strengths

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*This first set of recommendations is focused on recognizing and re-enforcing past successes, ideas, initiatives and actions that have served the CBD and community well over time. Further, “Building on Strengths” means identifying, preserving, protecting, and as necessary, finding new uses for historically and architecturally significant buildings.*

### **1.1: Support a Mix of Local & National Businesses**

Support, encourage and welcome a mix of retail, restaurant entertainment, and service uses, both locally based businesses and national brands, in the Core.

PHOTO PLACEHOLDER

### **1.2: Focus Specialty Retail in the Core**

Recognize changes in the retail market make it unrealistic to expect that retail alone will sustain the CBD. To the extent possible, focus specialty retail in the Core to draw shoppers and create synergy that is mutually beneficial to businesses.

### **1.3: Promote Year-Round Activity**

Support and encourage businesses that promote daytime, evening, and year-round foot-traffic.

### **1.4: Prioritize Infrastructure Investments**

Continually plan for and prioritize public investments in infrastructure including, but not limited to, accessible parking, stormwater management, landscaping, broadband and smart infrastructure, wayfinding signage, electric vehicle charging stations, lighting, and ongoing maintenance and upgrades of City rights-of-way.

PHOTO PLACEHOLDER

### **1.5: Facilitate Business Attraction & Retention**

Review and update the Zoning Code on an ongoing basis to facilitate attraction and retention of desired uses, restaurants, entertainment, retail and service businesses. Consider ways the City can assist in overcoming obstacles by thinking creatively about support services such as shared loading zones, nearby and remote parking facilities, use of rights-of-way for outdoor dining, and recycling/trash areas.

PHOTO PLACEHOLDER

CENTRAL BUSINESS DISTRICT  
RECOMMENDED ACTIONS

**1.6: Address Public Parking & Wayfinding**

Re-think public parking locations and management with the goal of making parking more convenient, comfortable, safe, easy to find and intuitive to navigate by car and foot. Minimize enforcement costs and user confusion via available technology.

PHOTO PLACEHOLDER

**1.7: Enhance Pedestrian Experience**

Enhance the pedestrian experience via wider walkways, walkable alleys, enhanced landscaping, varied/safe hardscapes, improved sightlines at crosswalks, benches, lighting, spaces to gather, and public art recognizing that buildings have historically served as distinctive public art in the Core.

**1.8: Support Inner Ring Residential**

Encourage residential uses of various types and price points especially in the Inner Ring to support the Core, and beyond, and to increase pedestrian activity and vitality throughout the day and evening hours, seven days a week, all year round.

**1.9: Encourage Adaptive Reuse**

Encourage business/property owners to restore and maintain historically significant buildings and adaptively reuse/upgrade buildings to accommodate a variety of uses including, but not limited to residential, retail, restaurants, entertainment venues, and offices.

**1.10: Support Upper Story Multi-Family Residential**

Support multi-family residential as an appropriate adaptive reuse of upper floors in buildings in the CBD, particularly in the Inner Ring.

**1.11: Recognize Financial Feasibility**

Recognize that adaptive reuse projects must be financially feasible in the eyes of developers and lenders; be flexible, collaborative, and open minded.

**1.12: Market Trends & Sustainability**

Support adaptive reuse of existing buildings as a sustainable approach to responding to changing market trends and demands.



**1.13: Identify Development Parameters**

Preserve and enhance the unique character of the CBD by identifying elements that define the character of specific areas of the CBD and specific blocks.

**1.14: Ensure Design Adaptability**

Assure that new buildings are designed consistent with applicable standards and development parameters and built with future adaptability and reuse in mind. Avoid construction of new, single purpose buildings that cannot reasonably accommodate different uses over time.

**1.15 Recognize Building Significance**

Acknowledge that not every building in the CBD is significant enough to demand adaptive reuse and support appropriate redevelopment, consistent with established parameters, in those cases. Support appropriate redevelopment of properties in cases where existing buildings do not contribute positively to the character of the CBD. The 17 standards should be adhered to for properties within the historic district and any applicable design guidelines should be followed for other sites

**1.16: Enhance Predictability**

Provide an efficient and predictable review process for development projects that closely adhere to the 17 Standards applicable to properties within the Historic District, achieve the vision and goals established in this document, and align with regulations and parameters established by the City.



## 2 • Preserve & Strengthen Community Character

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*Identifying character defining elements and establishing Development Parameters to provide guidance to property owners, developers and stakeholders is important. The following recommendations are intended to provide a starting point for more in-depth study and discussion.*

### **2.1 Undertake Collaborative Process**

The process to develop Development Parameters and to articulate defining character elements should involve a variety of stakeholders, invite many perspectives, and utilize creative means, including, but not limited to design charrettes, to provide guidance *prior* to the development of proposals for specific sites. The goal is to set realistic expectations, balance various interests, and preserve and enhance the unique character and long term vitality of the CBD.

Development Parameters should, at a minimum, address the following:

#### **2.1A: Streetscape Activation**

Design buildings and outdoor spaces that attract uses that activate and enhance the streetscape and sidewalk.

#### **2.1B: Design Elements**

Use setbacks, human-scale design elements, architectural styles and details that relate to significant surrounding buildings and the established streetscape character.

#### **2.1C: Comfortable Spaces**

Incorporate natural exterior materials, nooks and crannies for gathering and pausing, high quality landscaping and lighting at appropriate levels to balance safety with low levels of illumination found in the community.

#### **2.1D: Distinguished Buildings**

Recognize that buildings themselves, i.e. their architectural styles, materials, massing, height, orientation, etc., have served the community well as distinguishing artful elements and design and carry on that tradition.

#### **2.1E: Development Parameters**

Once developed, adopt Development Parameters through a public process to proactively set realistic expectations and assist property owners, developers, architects, contractors, and designers in the renovation or construction of buildings in a manner compatible with the architectural heritage and character of Lake Forest's CBD.

### 3 • Enhance & Connect Bank Lane

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*Bank Lane is a narrow, limited-length street that offers unique experiences, interest and opportunity for connectivity between key elements of the CBD. The recommendations that follow offer a path toward strengthening Bank Lane as a Pedestrian Corridor. Further study should be conducted as concepts are explored to assess the impacts of proposed changes including, but not limited to impacts, positive or negative, on adjacent businesses and properties, traffic circulation, and pedestrian comfort and safety.*



*insert aerial map of Bank Lane*





### ■ 3.1 Bank Lane Far South - Vine Avenue to Illinois Road

As Bank Lane extends from Vine Avenue to Illinois Road, the west side is developed with multi-family residential buildings and the east side is developed with the service side (rear) of commercial buildings that front on Western Avenue. This service oriented portion of Bank Lane is visually connected with the historic Deer Path Inn at Illinois Road.

*Existing Photos: Looking South on Bank Lane to Vine Avenue*



**3.1-A:** Consider benefits and challenges to making this block of Bank Lane one-way.

**3.1-B:** Consider ways to beautify the service corridor.

**3.1-C:** Require uses to maintain enclosed trash areas, fences, landscaping and buildings at a consistent level recognizing the adjacent residential development.

**3.1-D:** Ensure commercial lighting is sensitive to adjacent residential, properly shielded, directed downward, and the minimum needed for safety and security.

**3.1-E:** Recognize this block serves important functions for businesses and the Deer Path Inn.

**3.1-F:** Encourage property owners and utility companies, as opportunities present, to underground utilities.

**3.1-G:** Require new development on east side to provide appropriate transitions from commercial uses fronting on Western Avenue to multi-family residential uses on west side.

### ■ 3.2 Bank Lane South · Illinois Road to Deerpath

Bank Lane provides an important link between Illinois Road and Deerpath and offers opportunities to provide a unique, inviting and memorable pedestrian connection between the Deer Path Inn and Market Square and the larger CBD creating synergy between hospitality, restaurant, retail, and residential uses.

#### *Existing Photo: Looking South to Illinois Road*



**3.2-A:** Encourage and support redevelopment of underutilized properties with a mix of uses including multi-family residential and restaurants.

**3.2-B:** Require new developments to include pedestrian amenities such as wide sidewalks, gathering spaces, benches, outdoor dining areas, green streetscapes, human scaled first floor building facades, well placed and marked cross walks, and pedestrian friendly, subtle but safe, lighting.

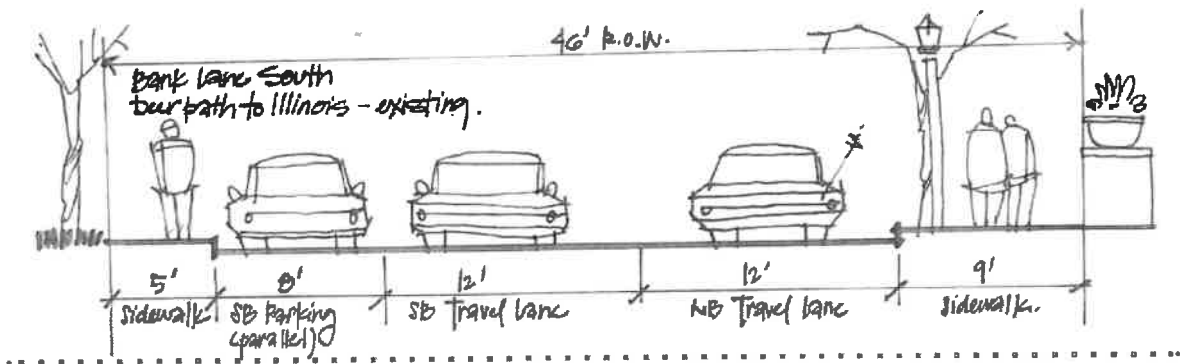
**3.2-C:** Consider making Bank Lane one way south from Deerpath to minimize congestion on Deerpath by avoiding left turn movements and to allow the travel lane on Bank Lane to be narrowed reducing vehicle speeds and providing additional opportunities for on street parking. Undertake the necessary traffic and circulation studies to evaluate feasibility and pros and cons of this concept.

CENTRAL BUSINESS DISTRICT  
RECOMMENDED ACTIONS

*Bank Lane South · Illinois to Deerpath*

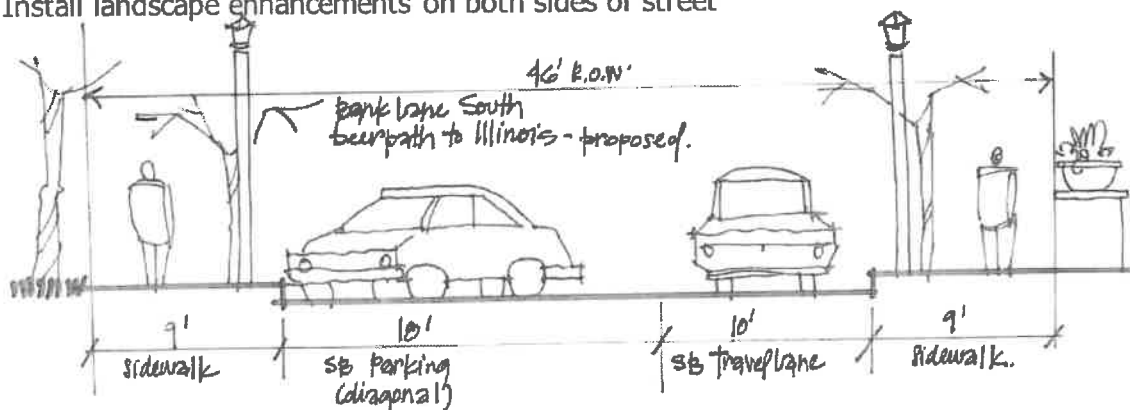
**Existing Conditions - OVERVIEW OF CONSTRAINTS**

- Two-way traffic / travel lanes limit pedestrian walkway
- Very narrow 5 foot sidewalk on west-side
- No pedestrian scaled lighting on west side
- No tree grate / tree on west side
- West side parallel parking does not provide many stalls



**Proposed Concept - OVERVIEW OF IMPROVEMENTS**

- Support redevelopment of underutilized properties
- Encourage mix of uses and multi-family residential
- Provide the ability to close the entire block for community events
- Convert to one-way southbound from Deerpath to minimize congestion
- Convert west side parallel parking to diagonal parking to increase on street parking
- Require pedestrian amenities as redevelopment occurs
- Widen sidewalks from 5 feet to 9 feet
- Add interest and character defining elements
- Install pedestrian scaled lighting on both sides of street
- Install landscape enhancements on both sides of street

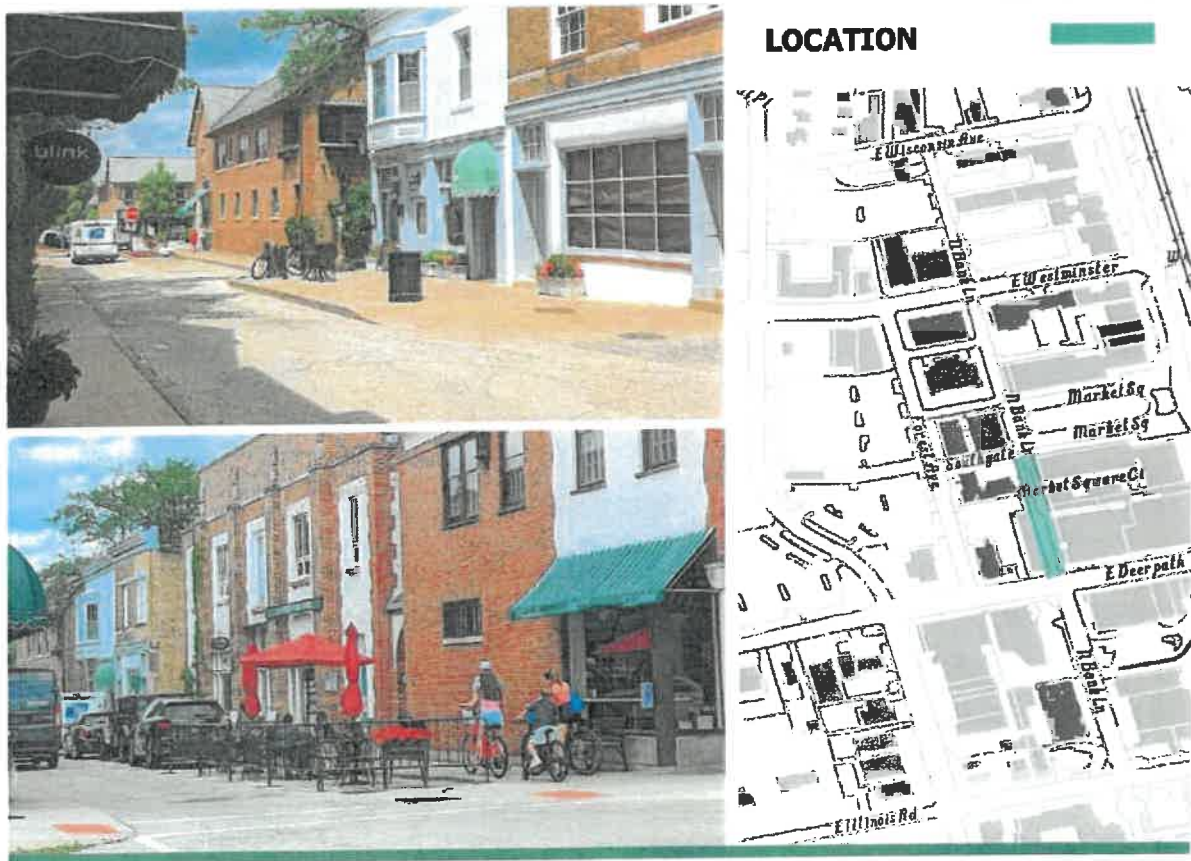




### ■ 3.3 Bank Lane Core • Deerpath to Market Square

Bank Lane from Deerpath to Market Square is one-way north with a single travel lane. It is a unique and interesting space, alley-like with adjacent outdoor courtyards and dining spaces as one approaches Market Square. What had once been a service road behind the buildings facing Western Avenue has evolved into a very special sub-area. Unique businesses fill nooks and crannies, inviting exploration, and respite from the active business district experience and nearby more heavily travelled streets.

#### *Existing Photos: Looking North to Market Square*



**3.3-A: Pedestrian Experience** • Place a priority on pedestrian comfort and experience by considering improvements that support walkability over vehicle use recognizing there are first floor retail businesses that rely on visibility and the limited parking available on the street.

**3.3-B: Parking** • Recognize the need for parking to support retail businesses and restaurants and any future uses, new or expanded, that may locate in the CBD including multi-family residential.

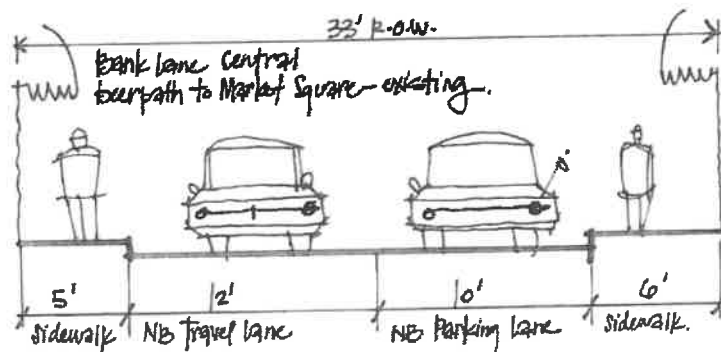
**3.3-C: Events** • Continue to use this block of Bank Lane for special events, allowing short term closure to vehicles while drawing increased pedestrian travel to the area for business exposure.

CENTRAL BUSINESS DISTRICT  
RECOMMENDED ACTIONS

*Bank Lane Core - Deerpath to Market Square*

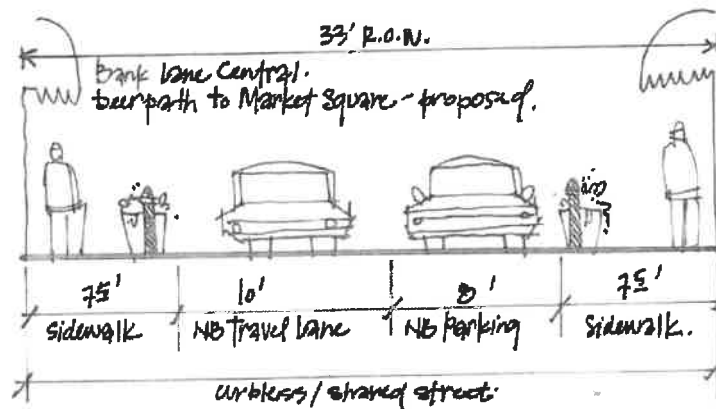
**Existing Conditions - OVERVIEW OF CONSTRAINTS**

- One-way north-bound travel lane
- North-bound parallel parking on east side of street
- Very narrow 5 ft sidewalk on west-side, 6 ft on east side
- Narrow sidewalk limits landscape planters and amenities



**Proposed Concept - OVERVIEW OF IMPROVEMENTS**

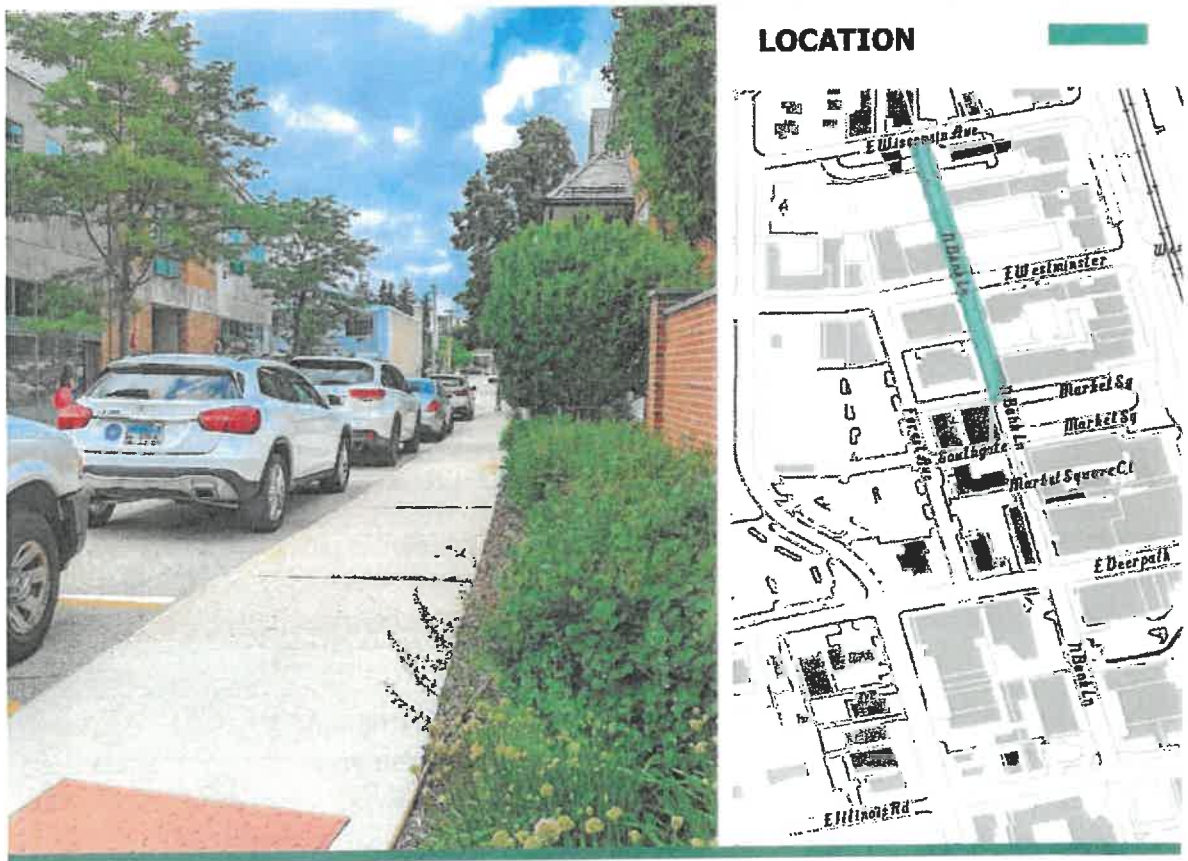
- Prioritize pedestrian comfort, experience and walkability
- Convert to curbless street; continue to use for special events/short term closures
- Widen sidewalks to 7.5 feet (reduce width of travel / parking lanes)
- Install bollards to define pedestrian zone
- Install planters, lighting, and pedestrian amenities



### ■ 3.4 Bank Lane North · Market Square to Wisconsin Avenue

Bank Lane from Market Square north to its terminus at Wisconsin Avenue continues as a narrow, single lane one-way north street with narrow sidewalks. Significant opportunities exist to enhance this portion of Bank Lane and encourage pedestrian activity between restaurants and businesses between Market Square and Wisconsin Avenue, including on Westminster.

*Existing Photo: Looking North from Bank Lane to Westminster*



**3.4-A: Adaptive Reuse Opportunities** • Recognize that adaptive reuse and development opportunities exist along this stretch of Bank Lane including the Post Office, activating Market Square's North Courtyard, upgrading or replacing some underutilized buildings, and the potential for future development of portions of existing parking lots.

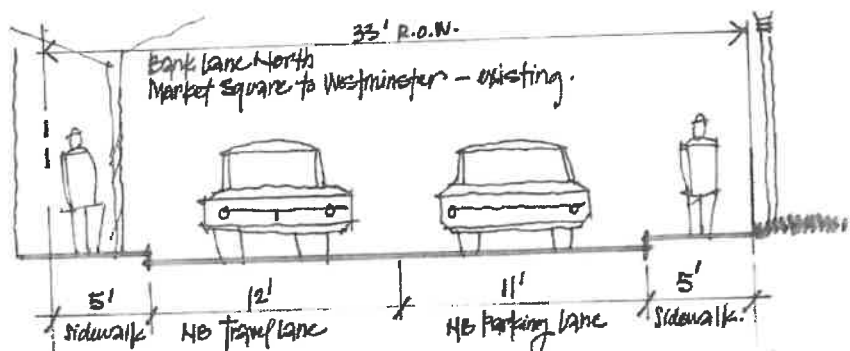
**3.4-B: Pedestrian Experience** • Encourage new development / redevelopment to give priority to pedestrian amenities to create a distinctive and active Bank Lane pedestrian link from Illinois Road to Wisconsin Avenue, a corridor of restaurants, outdoor spaces, and a favorite place for an evening stroll.



*Bank Lane Core - Market Square to Wisconsin Avenue*

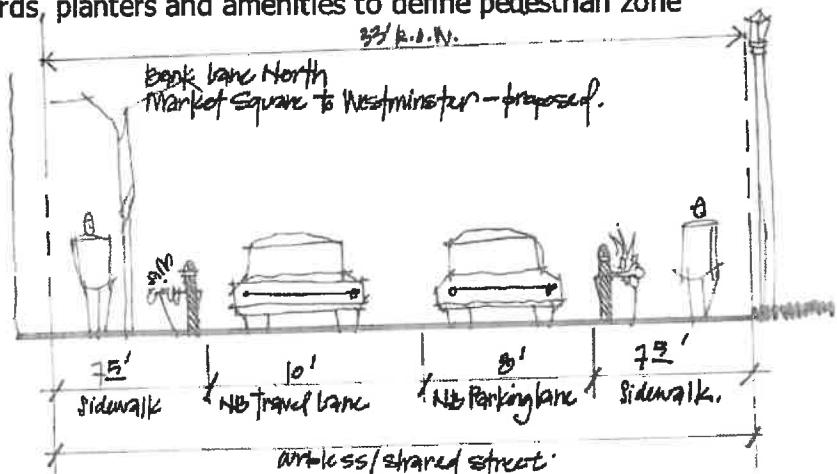
**Existing Conditions - OVERVIEW OF CONSTRAINTS**

- One-way north-bound travel lane
- North-bound parallel parking on east side of street
- Narrow 5 ft sidewalks
- No landscape planters or amenities in public r.o.w



**Proposed Concept - OVERVIEW OF IMPROVEMENTS**

- Recognize adaptive reuse and development opportunities
- Prioritize pedestrian experience
- Create a distinctive and active Bank Lane to draw people to the north
- Convert to curbless street (no curb, at grade)
- Widen sidewalks to 7.5 feet (reduce width of travel / parking lanes)
- Install bollards, planters and amenities to define pedestrian zone



## 4 • Maintain & Enhance Infrastructure

*The City-owned surface parking lots cover more than 4 acres of land in the CBD. They serve an important role in providing access to and supporting CBD vitality and represent a significant opportunity to serve as a potential catalyst for future redevelopment within the Inner Ring.*

Parking is essential to sustain businesses in the CBD. Surface lots and structures must be planned, designed and managed thoughtfully to meet the needs of varying users, and accommodate changes over time, while providing safe, intuitive access. Given that the historic and established CBD Core is entirely built-out, proactive planning and efficient utilization of parking areas and potential redevelopment sites within the Inner Ring is critical. The surface parking lots owned by the City could, if developed at the proper scale and in a manner consistent with the character of the CBD with a mix of uses such as a variety of housing types, limited retail space, quality restaurant opportunities, outdoor gathering areas, and parking with limited visibility from the streetscape, enhance and support long term, sustainable vibrancy in the CBD. The recommendations that follow take into account these cross-cutting benefits and opportunities.

### 4.1: Intuitive Parking & Business Success

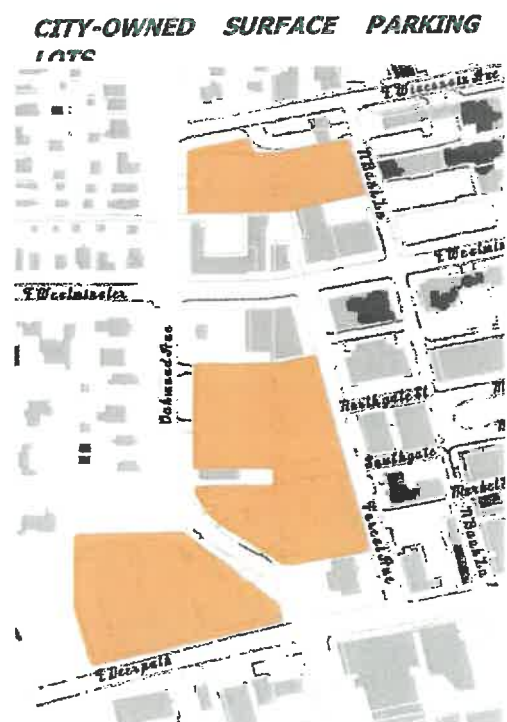
Recognize that easy to use parking, in the right locations, offered in a welcoming manner with clear signage and wayfinding is critical to the success of existing businesses and essential in attracting new businesses.

### 4.2: Planned Improvements & Locations

Plan for parking improvements in various locations to support businesses in the Core and Inner Ring, which historically have minimal, if any, onsite parking.

### 4.3: Pedestrian Connections & Amenities

Enhance pedestrian connections to parking through landscaping, appropriate signage, and well maintained and lighted walkways including under viaducts.



#### **4.4: Parking Availability**

Ensure that adequate parking on site or off site is planned for and provided when considering new development, redevelopment, or adaptive reuse of existing buildings.

#### **4.5: Parking Requirements**

Meet parking requirements through newly created spaces planned as part of future developments, through shared on-site parking agreements, or allocations as part of a future parking structure, if one is constructed. Surface parking lost through new development or renovation must be replaced in some similarly convenient manner.

#### **4.6: Parking Policies**

Consider where, when and whether accepting payment in lieu of parking requirements benefits the community, and what other forms of creative compensation may be warranted and/or appropriate to incentivize added character and vibrancy in the CBD.

#### **4.7: Develop Parking Lot/Structure Development Parameters**

Assure that parking lots and parking structures are designed and landscaped to fit in with and not be disruptive to the established character of the CBD and streetscapes. Give consideration to the following

**4.7-A:** Conceal or screen parking lots to minimize visual, light, sound and activity impacts on streetscapes and adjacent residential neighborhoods

**4.7-B:** Design new parking structures in ways that are compatible with the scale, materials and character of surroundings, and avoid the appearance of a parking structure while still making it easy to find.

**4.7-C:** Assure massing, height, connections and features achieve an appropriate transition from more intense development to adjacent residential neighborhoods. Avoid over-building, monolithic structures, and monotony; pay deference to significant historic structures.

**4.7-D:** Direct traffic away from residential streets, avoiding ingress and egress points.

**4.7-E:** Integrate interesting pedestrian connections, green space, outdoor gathering areas, and landscaped streetscapes; make parking part of the "Lake Forest experience" through creative wayfinding, programming opportunities / spaces, public art and materials.

**4.7-F:** Take advantage of changes in topography to minimize appearance of massing.

**4.7-G:** Build in sustainability elements such as: permeable paving, energy saving measures, alternate energy technologies, bike racks, building orientation to minimize heating/cooling demands, natural building materials, EV charging stations, recycling opportunities, water saving measures and court yard, roof top gardens.

**4.8: Identify Stormwater Opportunities**

Evaluate existing infrastructure in the CBD and identify needed improvements: streets, sidewalks, stormwater management, lighting.

**4.9: Prioritize Public Improvements**

Prioritize infrastructure improvements in the CBD in the Capital Improvement Plan especially those improvements necessary to protect private investments and promote public safety.

**4.10: Incentivize Private Improvements**

Consider incentives to support private stormwater management initiatives brought forward by CBD property owners.

**4.11: Development Requirements**

Require stormwater management improvements in conjunction with redevelopment and new development and take advantage of opportunities to collaborate on improvements as development occurs.

**4.12: Inviting, Directional Signage**

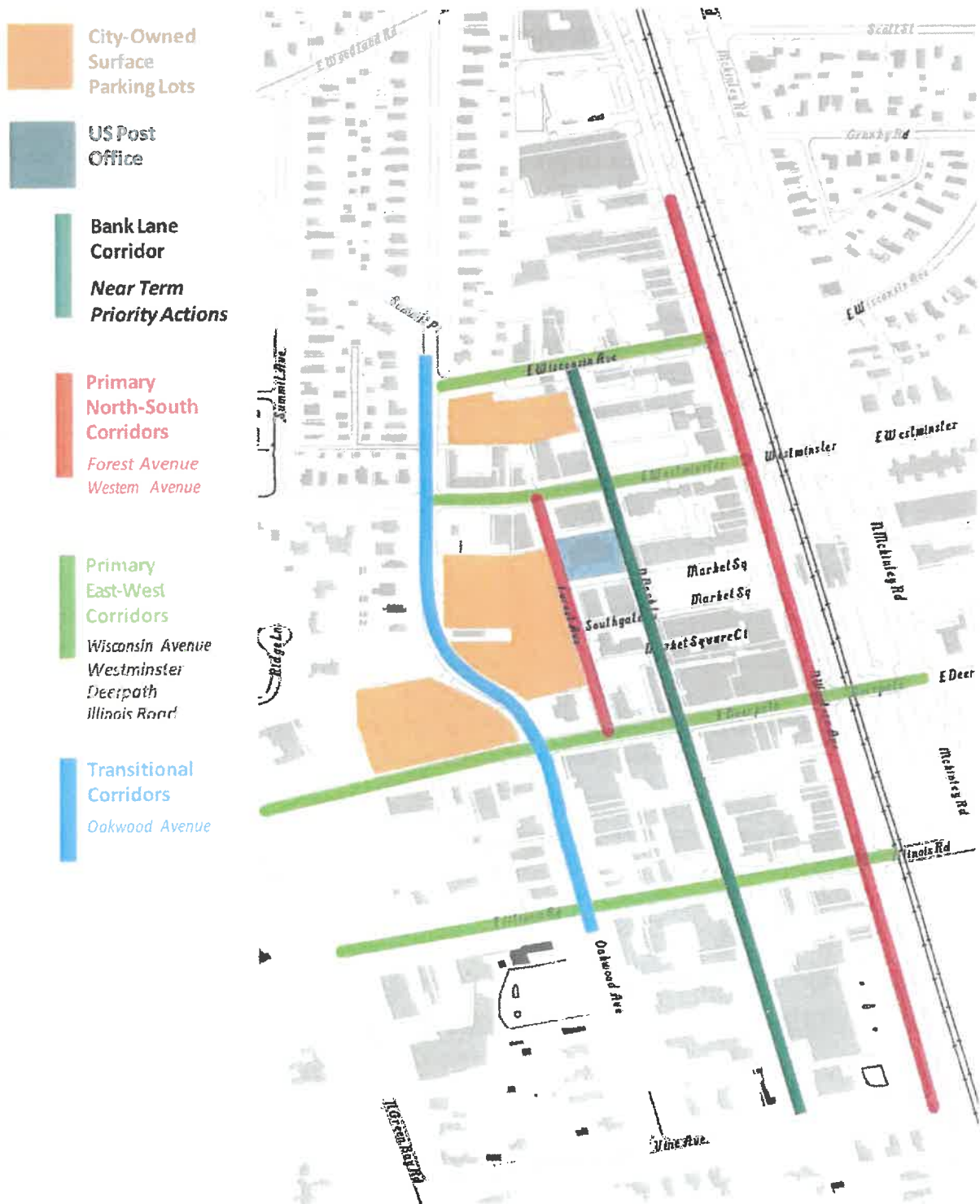
Invite people into the CBD with clear but understated signage that directs visitors to the Core, restaurants, shops, parking, and bicycle racks.

**4.13: Develop Comprehensive Wayfinding & Signage**

Develop a comprehensive Wayfinding & Signage Plan to guide pedestrians and vehicles easily to and through the CBD. Signage should respect and align with the overall character of the CBD.

*Insert photos*

## 5 • Support & Foster Public Private Partnerships.





■ 5.1 U.S. Post Office

The Post Office is adjacent to and anchors the northwest corner of Market Square. Both the use and its Art Deco Post Office architecture are valued and contribute to the character of the Core.

**5.1-A:** Continue to monitor and remain in communication with the U.S. Postal Service with respect to the Lake Forest Post Office and any future intentions to downsize to a smaller location in or near Market Square.

**5.1-B:** Encourage the Post Office to retain a presence in the CBD going forward if the Post Office leaves the existing building.

**5.1-C:** Recognize that preservation, restoration of the building will be costly and may require incentives or assistance from the City or outside groups to make adaptive reuse of the building for desired uses possible.

**5.1-D:** Lead efforts to explore opportunities for public/private partnerships to support adaptive reuse of building for one or more uses to add vitality to Core: restaurants, retail, entertainment venue.



### ■ 5.2 & 5.3 Streetscape Corridor Enhancements

Various street corridors “knit together” the CBD as a whole providing pedestrian and vehicle access through, to, and beyond the CBD in all directions. Parking is well interspersed throughout the CBD in various forms (on street parking, public lots, private lots) encouraging residents and visitors to park and meander from restaurants to local businesses, making stops along the way.

The various street corridors in the CBD have distinctly different building types, forms, and character. Two-sided streetscapes offer the opportunity for building facades and block faces to relate to each across the street creating a unified character. Depending on the width of the street and sidewalk, building heights, closed or transparent building facades, and the presence of or lack of landscaping and gathering spaces, the character of each street corridor offers a unique experience. Enhancing the public infrastructure in the corridors where and when needed on an ongoing basis should be a priority for the City. Private property owners should be encourage to do their part to maintain and enhance the corridors.



■ **5.2 Primary & Transitional North/South Corridors**  
*Western Avenue, Forest Avenue, Oakwood Avenue*

*Insert map / photos*

*Western Avenue* is the primary North/South Corridor and borders the entire east edge of the CBD from north to south. Together, Western Avenue, the railroad tracks and McKinley Road provide an approximately 300 foot separation distance between the CBD and the residential neighborhoods to the east. Wide sidewalks extend along the west side of Western Avenue through the Core, Inner Ring, and beyond, creating a generally comfortable and active pedestrian experience although at times bicycles and scooters share the space causing congestion.

**5.2-A:** Invite businesses to actively use outdoor space along Western Avenue for limited seating and benches in good weather while maintaining an unobstructed sidewalk sufficient in width to support comfortable pedestrian use.

**5.2-B:** Continually maintain and enhance the landscaping along both sides of Western Avenue the full length of the CBD; maintain a similar density of plant material throughout.

**5.2-C:** Consider ways to better identify the most heavily used mid-block crosswalks. Shoppers and restaurant patrons frequently cross Western Avenue to reach the diagonal on-street parking on the east side of the street.

*Forest Avenue* extends from Deerpath north to Westminster, intersecting with Northgate and Southgate, which provide easy vehicle and pedestrian connections to Market Square. The expansive surface parking lots to the west make this narrow corridor appear wider.

**5.2-D:** Consider ways to enhance and bring awareness to Forest Avenue as a north/south pedestrian corridor.

**5.2-E:** Significant redevelopment and adaptive retrofit opportunities exist along Forest Avenue. The Character Guidelines and Development Parameters discussed earlier in this chapter must assure development connects with and supports Market Square, forms an appropriate edge to the business district, and respects and protects the neighborhood to the west.

CENTRAL BUSINESS DISTRICT  
RECOMMENDED ACTIONS

*Insert map / photo*

*Oakwood Avenue North extends from just north of Deerpath to Wisconsin Avenue. It is a "Transitional Corridor" given the interfacing of residential on the west side of the street with the business district on the east side. Any future development must pay special deference to this unique interface and preserving the residential character of the neighborhood.*

**5.2-F:** Avoid encroachment of the CBD beyond the current limits.

**5.2-G:** Protect, preserve, enhance the residential character of Oakwood Avenue.

**5.2-H:** Street frontage on east side of Oakwood Avenue must respect the established residential character on the west side in terms of use, massing, rooflines, setbacks, architectural styles, materials, and landscaping.

**5.2-I:** Create a pedestrian friendly streetscape.

**5.2-J:** Vehicular ingress/egress for any future development with frontage on Oakwood Avenue must be mindful of the residential neighborhood. Traffic studies should be conducted for any significant development or redevelopment in this transitional area to assess potential impacts on the residential character of the neighborhood as a result of traffic volumes, cut-through traffic, and ingress/egress points.

**5.2-K:** Consider ways to discourage "cut through" traffic on Oakwood Avenue by minimizing any new access points, street designs, and wayfinding/directional signage.

**5.2-L:** Provide pedestrian connections from residential neighborhood to/through CBD.



*Insert map / photo*

*Oakwood Avenue South extends from Deerpath south to just past Illinois Road with both sides of the street developed with commercial buildings of various types. This portion of Oakwood Avenue essentially forms the west edge of the business district and is used by some as a "bypass" to avoid congestion on Deerpath at times.*

**5.2-M:** Recognize that Oakwood Avenue has not successfully functioned as a location for retail businesses in part due to building configurations and distance from the Core.

**5.2-N:** Support personal service businesses, professional and medical offices, and multi-family residential along this corridor.

**5.2-O:** Explore opportunities to enhance the functionality of buildings, activate open spaces, add pedestrian pathways and improve connections to the greater CBD.

**5.2-P:** If sites redevelop, parking should be added away from the streetscape, behind, under, or internal to buildings, to support a mix of uses with adequate parking.



■ **5.3 Primary East/West Street Corridors**

*Deerpath, Illinois Road, Westminster, Wisconsin Avenue*

*Insert map / photo*

*Deerpath is the primary east-west entrance to the CBD and is heavily traveled and congested at times. The entry corridor should represent the best the City has to offer and evoke a sense that one has arrived somewhere special. The streetscape should present high quality architecture, well landscaped streets, consistent lighting, green spaces, and safe and well placed pedestrian crossings and amenities.*

**5.3-A:** When implementing the Deerpath Streetscape Improvement Plan consider the improvements in the context of infrastructure improvements that may be needed on Bank Lane to avoid ongoing construction in the CBD. Plan for a subsequent phase of the Deerpath Streetscape Improvement Plan extending to Route 41, a high visibility entry into the CBD.

**5.3-B:** Enhance the walkability along Deerpath encouraging pedestrian activity between Veterans Park and the CBD.

**5.3-C:** Encourage replacement of buildings along Deerpath that do not contribute positively to creating a welcoming entry to the CBD. Plan for a streetscape that along which buildings on either side relate to each other in massing, height, style, detailing, and materials.

**5.3-D:** Character Guidelines should seek to enhance the streetscape environment and encourage pedestrian activity, safety and comfort via setbacks, seat walls, furnishings, landscaping and other elements.

**5.3-E:** Consider limiting turns on to Deerpath in the most congested blocks by making Bank Lane one way south.

CENTRAL BUSINESS DISTRICT  
RECOMMENDED ACTIONS

*Insert map / photo*

**Illinois Road** anchors the south end of the Inner Ring with historic buildings and a unique blend of uses, a distinctive hotel, restaurants, and specialty businesses.

**5.3-F:** Encourage continued development of hospitality-oriented businesses as additive uses to the Deer Path Inn and other businesses in the area.

**5.3-G:** Plan for increased parking to support uses, build-in excess parking, in appropriate forms and locations, as new development and redevelopment occurs.

**5.3-H:** Consider opportunities for public/private partnerships to support parking in this corridor.

*Insert map / photo*

**Westminster** west of Western Avenue, is an active corridor, just beyond the Core of the CBD. A mix of uses and building types line this street although over time, some buildings fronting on the street have been lost and replaced with auto-oriented development diminishing the pedestrian attractiveness, connectivity, and sense of vitality along this corridor.

**5.3-I:** Encourage appropriate redevelopment and reuse of underutilized and outdated properties in a manner that welcomes pedestrian activity and steps down as Westminster approaches Oakwood Avenue.

**5.3-J:** Protect and respect the Oakwood Avenue residential neighborhood as redevelopment occurs along Westminster.

**5.3-K:** Pay attention to how buildings on street frontages relate to buildings across the street.

CENTRAL BUSINESS DISTRICT  
RECOMMENDED ACTIONS

*Insert map / photo*

*Wisconsin Avenue west of Western Avenue is anchored with substantial buildings at Western Avenue quickly stepping down to smaller scale buildings to the west. Wisconsin Avenue is the north end of Bank Lane.*

**5.3-L:** Development on Wisconsin Avenue should provide an attractive visual terminus at the north end of Bank Lane.

**5.3-M:** Maintain a significant step down in scale at the shared edge of the business district and adjacent residential neighborhood.

**5.3-N:** Preserve and protect the Oakwood Avenue residential neighborhood as redevelopment occurs along Wisconsin Avenue.