

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

CALL TO ORDER AND ROLL CALL Mayor Pandaleon called the meeting to order at 7:11p.m, and City Clerk Margaret Boyer called the roll of Council members.

Present: Alderman Rummel, Alderman Notz, Alderman Preschlack, Alderman Goshgarian, Alderman Buschmann and Alderman Weber.

Absent: Alderman Morris and Alderman Novit

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE was recited.

REPORTS OF CITY OFFICERS

COMMENTS BY MAYOR

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

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

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

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

A. Resolution of Sympathy for former Alderman David Cain

Mayor Pandaleon read the Resolution of Sympathy.

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

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

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

Mayor Pandaleon read the Resolution of Appreciation.

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

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

Mayor Pandaleon then presented the Resolution to Mr. Abel.

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

Mayor Pandaleon read the Resolution.

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

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

Mayor Pandaleon then presented the Resolution to Mr. Franco.

D. Proclamation for Native Voices Initiative

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

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

COMMENTS BY CITY MANAGER

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

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

He introduced Chuck Myers, Superintendent of Parks & Forestry.

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

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

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

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

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

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

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

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

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

OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

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

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

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

ITEMS FOR OMNIBUS VOTE CONSIDERATION

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

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

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

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

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

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

Item #12 that was removed

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

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

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

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

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

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

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

OLD BUSINESS

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

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

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

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

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

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

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

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

Mayor Pandaleon read the following.

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

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

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

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

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

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

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

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

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

ADJOURNMENT

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

Respectfully Submitted,

*Proceedings of the Tuesday, January 17, 2023
City Council Meeting*

Margaret Boyer, City Clerk

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