

Plan Commission Meeting – March 10, 2021
Agenda Item 3

McKinley Road Redevelopment
Phase 3 of a Multi-Family Planned Development

City Council Resolution Directing Remand to the Commission
Staff Report and Recommendation
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Air Photos
Zoning Map
Historic District Map

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Statement of Intent
Overall Plan/All Phases
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Site Plan – Required Building Setbacks Noted
Site Plan – Proposed Building Setbacks Noted
Landscape Plan
Comparisons

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- Building Heights Along Westminster

Views with Landscaping – From Various Perspectives
2 – Story Building Elevations
Plat of Consolidation

Background Information

Master Plan – Approved 2016/2017
Redevelopment Recommendations
Prior Site Plan and 3 – Story Building Elevations

THE CITY OF LAKE FOREST
RESOLUTION NO. 2021-002

**A RESOLUTION REMANDING TO THE PLAN COMMISSION FOR RECONSIDERATION A
ZONE CHANGE AND PLAT OF CONSOLIDATION RELATED TO THE THIRD PHASE OF
THE MCKINLEY ROAD MULTI-FAMILY PLANNED DEVELOPMENT**

WHEREAS, The City of Lake Forest (the "City") has received an application for approval of the third phase of the McKinley Road Multi-Family Planned Development ("Phase 3") including a request to rezone a portion of an adjacent property, 373 E. Westminster, and consideration of a plat of consolidation for various parcels that comprise the Phase 3 development; and

WHEREAS, said application was filed by 361 Westminster LLC (the "Developer"); and

WHEREAS, on January 17, 2017, the City Council approved an overall Master Plan for the McKinley Planned Development ("the Plan") and directed implementation of said Plan after finding that so doing would promote the public health, safety, and general welfare of the City and its residents; and

WHEREAS, on October 29, 2018, at the direction of the City Council, the City entered into a Purchase, Sale, and Development Agreement ("the Agreement") with the Developer to support the build out of the McKinley Road Planned Development as envisioned by the Master Plan incorporating the City property commonly known as 361 E. Westminster ("City Parcel") and the adjacent alley into Phase 3; and

WHEREAS, said Agreement acknowledges that the final plans for the overall development will vary from the Master Plan; and

WHEREAS, the City Council, based on recommendations from the Plan Commission, has approved the first two phases of the McKinley Road Multi-Family Planned Development and construction, sale and occupancy of the two buildings in those phases, along with the development of the roadway, walkways and installation of the landscaping is proceeding in general accordance with the Master Plan; and

WHEREAS, the Plan Commission, over the course of five properly noticed public hearings, the first of which occurred on June 20, 2019, has considered various plans, images and public testimony related to Phase 3; and

WHEREAS, during the course of the Plan Commission's consideration of Phase 3 to date, the Commission requested numerous modifications to the plans presented including, but not limited to, the following: provide a proper transition between the larger buildings along McKinley Road and the single family homes to the east, provide a publicly accessible green space at the south end of the Phase 3 site, provide underground parking for residents of the Phase 3 building, and design the Phase 3 building to create a cohesive development; and

WHEREAS, on January 13, 2021, the Plan Commission considered requests for approval of a zone change from R-1 to GR-3 for a 38 foot strip of land adjacent to the City Parcel (a portion of property addressed as 373 E. Westminster), a plat of consolidation and approval of the third phase of the McKinley Road Multi-Family Planned Development; and

WHEREAS, at the January 13, 2021 meeting, the Plan Commission voted two to three to defeat a motion to recommend approval of said zone change and plat of consolidation; and

WHEREAS, at the January 13, 2021 meeting the Plan Commission did not forward a recommendation to the City Council on the Special Use Permit to authorize Phase 3 in its entirety pending direction from the City Council on the zone change request; and

WHEREAS, after having reviewed and considered the deliberations of the Plan Commission to date, the City Council finds that the zone change merits further consideration by the Plan Commission given the positive contributory effect the zone change will provide in allowing Phase 3 to be completed as originally contemplated as a transition from higher to lower intensity development, resolving current drainage issues on the 373 E. Westminster property, and maintaining an R-1, single family residential lot directly east of Phase 3.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of The City of Lake Forest, County of Lake, State of Illinois, as follows:

SECTION 1: Recitals. The foregoing recitals are incorporated in, and made a part of, this Resolution by this reference as findings of the City Council of The City of Lake Forest.

SECTION 2: Remand to Plan Commission. The City Council hereby remands consideration of matters relating to the third phase of the McKinley Road Multi-Family Planned Development to the Plan Commission including, but not limited to the request for a zone change for a 38 foot wide strip of land adjacent to the City Parcel, with the following direction:

- A. Recognize that the McKinley Road Planned Development has long been anticipated as a multi-phased residential project incorporating the City Parcel and the City owned alley into the last phase of the development.
- B. Follow the direction of previous actions by the City Council, which were based on recommendations from the Plan Commission, and remain consistent with past deliberations of the Plan Commission and the Commission's direction to the petitioner which supported development of Phase 3 in a manner that serves as a transition to the adjacent single family neighborhood, infills an existing gap along the streetscape and completes the buildout of the development with improved private roads, public walkways, publicly accessible green space and extensive landscaping.
- C. Consider the requested zone change and incorporation of the 38 foot wide parcel in the context of: the opportunity it provides for an appropriate transition, in the form of a two story building rather than three, from the taller buildings fronting on McKinley Road to the surrounding single family homes located in the historic district; the increased width of the two story building made possible by the incorporation of the 38 foot wide parcel which facilitates underground parking; and the opportunity it offers for redevelopment of the adjacent property with a new single family residence which will enhance the surrounding historic neighborhood and will be subject to review and approval by the Historic Preservation Commission.
- D. Take advantage of the opportunity to improve upon the existing conditions; the vacant City Parcel, the north/south alley, the lack of an appropriate transition from

the development fronting on McKinley Road to the single family homes; and the lack of a landscaped streetscape entrance to the historic district.

- E. Forward a comprehensive recommendation to the City Council on the entirety of the proposed Phase 3 including the zone change, plat of consolidation and Special Use Permit along with the specific findings of the Plan Commission on each of the applicable standards in the Lake Forest City Code, in an expeditious manner, upon completion of the public hearing process.
- F. Focus on achieving the highest quality development for this property, a development that transitions from the higher density uses to the west, to the single family homes in the historic district to the north and east in the best possible way.

SECTION 3: This Resolution shall be in full force and effect upon its passage and approval in the manner provided by law.

PASSED THIS 1st DAY OF February, 2021

AYES Alderman Karras, Rummel, Notz, Preschlack, Goshgarian, Buschmann and
Weber

NAYS 0

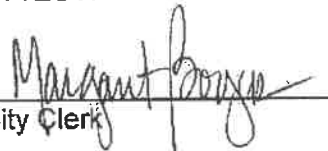
ABSENT 0

ABSTENTION Alderman Morris

APPROVED THIS 1st DAY OF February, 2021


MAYOR

ATTEST:


City Clerk





**STAFF REPORT AND RECOMMENDATION
McKinley Road Redevelopment – Phase 3 (Final Phase)**

TO:	Chairman Kehr and Members of the Plan Commission
DATE:	March 10, 2021
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	McKinley Road Redevelopment – Phase 3

OWNERS

373 EW LLC
(Todd Altounian 50%,
Peter Witmer 50%)

PROPERTY LOCATION

361 and 373 Westminster,
Located East of McKinley Road,
South of Westminster

ZONING

GR-3 General Residence
and R-1 Single Family
Residence Districts

City of Lake Forest

APPLICANT

361 Westminster LLC
Todd Altounian 50%
Peter Witmer 50%
13310 W. Highway 176
Lake Bluff, IL 60044

REPRESENTATIVE

Peter Witmer, architect/owner

Significant portions of this staff report are repeated from previous staff reports on this petition.

INTRODUCTION

This is a request for approvals associated with the third phase of the McKinley Road Redevelopment, a Planned Multi-Family Development. The concept of redeveloping the area on the east side of McKinley Road, between Deerpath and Westminster and within walking distance to the train station and Central Business District for multi-family residential use resulted from the work of the Cultural Corridor Task Force, an adhoc group formed in 2011 to study the area. The study concluded that as redevelopment opportunities became available, uses along the east side of McKinley Road, near the train station, should transition from office to multi-family residential to provide new housing opportunities adjacent to the Central Business District and near cultural uses such as the Library, Gorton Community Center and the History Center. Consolidation of office, retail, restaurant and service businesses on the west side of the railroad tracks was encouraged to provide for synergy among the uses in the business district.

Over the course of several meetings in 2016, the Plan Commission considered concepts for redevelopment of various properties located east of McKinley Road, in the immediate vicinity of the

train station. After much deliberation, the Plan Commission developed a set of “Redevelopment Recommendations”, to guide future discussions. A copy of the recommendations as approved by the Plan Commission in August, 2016 is included in Commission’s packet as background information.

The Master Plan for the McKinley Road Redevelopment was forwarded to the City Council by the Plan Commission in December, 2016 with a recommendation for approval and, based on that recommendation, the City Council approved the Master Plan in early 2017.

The City’s Comprehensive Plan supports multi-family development along the east side of McKinley Road as do the Office and General Residence zoning districts which apply to this area. The Historic Residential and Open Space Preservation Overlay District (HROSP) does not alter the underlying zoning or the uses or densities permitted by those districts. Instead, the overlay district provides flexibility, such as reduction in setbacks or lot sizes, if necessary to preserve significant historic structures and natural resources.

The area east of McKinley Road, east of the train station, is a transitional area, across from Market Square and flanked by institutional uses; the Library and the Church of the Covenants, and adjacent to the 333 Westminster condominium building on the southeast corner of McKinley Road and Westminster. The area is adjacent to single family homes to the east and across from single family homes located on the north side of Westminster. The recommendation of the Cultural Corridor Task Force, to eliminate office uses on the east side of McKinley Road, substantially reduces the potential for traffic and the need for additional parking in this area which would have resulted from redevelopment of the area with office uses consistent with the past uses in this area and as permitted by the zoning.

RECENT ACTION ON THIS PETITION

At the January 13, 2021 meeting, the Plan Commission considered this request for approvals related to the third phase of the McKinley Road Planned Development. The January meeting was the fifth in a series of Plan Commission meetings at which the third phase of the development was considered. A summary of the discussions and actions taken at the previous meetings is detailed later in this staff report.

At the January meeting, the Commission voted three to two to recommend denial of the request for a zone change for a 38 foot wide parcel of land and denial of the plat of consolidation. The Commission took no action on the Special Use Permit because the zone change was seen as a threshold issue in the discussion. On February 2, 2021, the City Council considered the Plan Commission’s recommendation to deny approval of the zone change and plat. The Council considered the various options available: uphold the Plan Commission’s recommendations and deny the zone change and reject the plat of consolidation, overturn the Plan Commission’s recommendations and grant approval, or remand the matter back to the Plan Commission with direction. The Council voted unanimously to remand the matter back to the Plan Commission for reconsideration. In doing so, the Council approved a Resolution which details the reasoning for the remand and provides some guidance to the Commission for further consideration. The Resolution is included in the Commission packet.

It is important to note that approval of a zone change is most often done concurrent with approval of the intended development.

STAFF EVALUATION

Phase 3 Plan as Currently Proposed

As noted above, this petition is now back before the Plan Commission at the direction of the City Council. With the exception of a slight shift in the building foot print which reduced the building size by 1,130 square feet to fully comply with the rear yard setback near the midpoint of the building on east site, and the enhancement of the landscaping on the front lawn along Westminster, the plan remains the same as the plan presented to the Commission in January. As the Commission is aware, this plan has continued to evolve over the course of many meetings and many months directly in response to input from the Commission and members of the public. The plan now presented responds to the concerns raised about building massing and height and the need to provide an appropriate transition between the three story buildings to the west and the single family homes to the east and north. The third and final phase of the McKinley Road Redevelopment is presented as a two story, rather than a three story condominium building similar in height to homes in the surrounding area.

In an effort to address comments heard earlier in the process, the petitioners acquired the adjacent property to the east, 373 Westminster. The property is developed with a single family residence constructed as a spec home in 1963. The prior owners, the Donovans, requested and received approval from the City's Historic Preservation Commission to demolish the home in 2016 citing its lack of historic importance, lack of association with a significant architect, and the home's marginal integrity due to water seepage and settling cracks. The prior owners did not proceed with the demolition of the house or with the construction of the replacement residence that was approved by the Commission at that time.

The developer proposes to demolish the existing house and consolidate a portion of the property, a 38 foot wide strip of land, into the Phase 3 development site. Acquiring the 373 property allows the developer to address drainage issues on that site that long pre-dated the redevelopment occurring in the area and to reduce the height of the proposed condominium building from three stories to two while retaining roughly the same square footage in the building and making the underground garage more functional by increasing the width of a portion of the building. As noted above, the two story building provides a more appropriate transition between the three story buildings to the west and the homes to the east and north.

A two story building, as opposed to a three story building for the third phase of the project was requested frequently throughout the process to date.

- A two story building eliminates the need to attempt to visually scale down the building using various architectural elements and applied roof forms to minimize the third floor. The Historic Preservation Commission previously rejected the design aspects and massing of the three story building.
- As now proposed, and as previously suggested by some, the Phase 3 building is designed consistent with the two other condominium buildings presenting a cohesive development.
- A two story building offers units most in demand by buyers, ground level and top floor, with access to at grade patios and roof spaces.
- A two story building will be more quickly and fully screened by landscaping than a three story building.

Approvals Requested

1. Zoning

A zone change is requested for only the western 7,225 square feet of the property currently addressed as 373 Westminster. (No change is proposed to the historic district boundary.) The area proposed for rezoning is 38.13 feet wide along Westminster and 37.17 feet wide along the south property line. The 373 Westminster property is currently zoned R-1, Single Family Residence. The petitioners are requesting rezoning of the western portion, less than a third of the property, to GR-3, General Residence, to align the zoning with the rest of the Phase 3 site which is already zoned GR-3. No change is proposed to the zoning on the remainder of the 373 Westminster property. The remaining property which totals 18,610 square feet will retain the current R-1 zoning. The size of the remaining property exceeds the minimum lot size of 9,375 and the minimum lot width of 75 feet as required in the R-1 zoning district and, the property will be redeveloped with a new single family residence. The new residence will require review and approval by the City's Historic Preservation Commission.

The GR-3 District permits one and two family dwellings and planned multi-family developments.

The Plan Commission must consider any zone change request on its own merits and the unique conditions surrounding the property. The Commission is charged with making findings based upon the evidence presented with respect to the criteria in the Code. Findings in support of the zone change are provided below.

The zone change must be considered in the context of zoning classifications of other properties within the general area.

The 38 foot wide strip of land proposed for rezoning is located adjacent to property zoned GR-3 immediately to the west and is proposed to be consolidated with the adjacent property for development purposes. Property to the northwest, across Westminster, is also zoned GR-3 and the GR-3 zoning further to the north extends east, bordering several properties zoned R-1. An illustration of the zoning in the surrounding area is included in the Commission's packet. Applying the GR-3 zoning to the parcel in question is not inconsistent with the zoning pattern in the general area. The GR-3 zoning is a commonly used transitional zone between office/commercial and single family residential. The parcel proposed for rezoning will expand upon a zoning pattern that is already established in the area.

The remainder of the 373 Westminster property will retain its current R-1 zoning classification.

The zone change must be considered in the context of existing uses in the general area.

The zone change is requested to allow a 7,225 square foot parcel of land to be added to the immediately adjacent third phase of a planned residential development. The multi-family use proposed for the parcel to be rezoned is not inconsistent with the existing uses in the area including other multi-family buildings immediately to the west. The parcel to be rezoned will be incorporated into the final phase of a multi-building development and makes possible a reduction in the height of the third building providing a better transition in building mass to the single family homes to the east than the previously proposed three story plan. Other surrounding uses, in addition to single family homes, include condominium buildings, an apartment building, a Church, the Library, the train station and railroad tracks and the Central Business District to the west. This area overall

contains a mix of uses and the proposed rezoning will not permit uses that are inconsistent with uses already in the area.

The zone change must be considered in the context of the suitability of the property for uses as permitted under the existing and proposed zoning.

The land proposed for rezoning is suitable for incorporation into the planned development on the adjacent property. The strip of land is located at the edge of the R-1 zoning district. The proposed rezoning only slightly shifts the existing boundary between the R-1 and GR-3 zoning. The parcel is in a transition area and presently, there is a void on the streetscape between the higher density uses and larger building masses to the west, and the single family neighborhood to the east. The development as now proposed, with the incorporation of the parcel proposed for rezoning, steps down from the larger buildings to the smaller scale buildings and creates a landscape front yard similar to front yards of single family properties in the neighborhood. The proposed two story condominium building which will extend 23 feet on to the parcel proposed for rezoning, is similar in height to the single family homes in the neighborhoods to the east and

The demolition of the existing house on the 373 Westminster property has been contemplated for several years. The 373 property is not properly graded or equipped with stormsewers and as a result, the property and house regularly are impacted by stormwater flowing east on Westminster and from the south. This property, in its present condition sits at a low spot. Redevelopment of the property with proper grading and storm sewers is necessary. The proposed incorporation of the west 38 feet of the property and the redevelopment of the remainder of the property with a new single family residence will facilitate improvements to the site by providing the opportunity for regrading beyond the limits of the original phase three parcel and the installation of storm sewers.

The trend of development and recent changes in the area.

This area has recently experienced redevelopment. As part of a long term plan, as the parcels along McKinley Road became available for redevelopment, multi-family residential development replaced office buildings. A Master Plan was approved by the City Council in 2017 identifying the area immediately west and adjacent to the small parcel proposed for rezoning for multi-family residential development and more specifically, as a transition from the higher density and larger buildings to the west to the single family homes to the east. The proposed rezoning allows redevelopment in a manner consistent with the direction heard through the review process to date to provide an appropriate transition in building form from the larger buildings along McKinley Road to homes in the adjacent single family homes in the historic district. The proposed incorporation of the 38 foot wide strip of land allows for a two story building by slightly increasing the width on a portion of the building.

The zone change must be considered in the context of changing conditions in the general area and whether the proposed change is reasonably necessary to promote public health, safety or general welfare.

The requested zone change is reasonably necessary to allow the third phase of the planned development as contemplated in the previously approved Master Plan to be completed in a manner that provides an appropriate transition to the adjacent single family homes. Completion of the development will achieve the goal of offering additional opportunities for residential units near the Central Business District which was determined in past discussions to be in the best interest of the

overall community by adding to the vitality and customer base for local businesses. In its current condition, the 38 foot strip of land, as part of the 373 Westminster property, does not enhance the character of the historic district and is the subject of ongoing drainage problems.

2. Master Plan and Redevelopment Recommendations

A determination of general consistency with the site plan and proposed development with the Master Plan and Redevelopment Recommendations is requested. The Phase 3 plan as presented is consistent with the framework established by the approved Master Plan. The earlier approvals anticipated up to two buildings as part of the third and final phase of the development, but did not mandate two buildings, and permitted up to 14 units. Six to eight units are proposed in the current plan, in a single two story building. As directed by the Redevelopment Recommendations as approved by the Plan Commission in August 2016:

- Publicly accessible pedestrian walkways are incorporated into the plan.
- Underground parking is provided for all units.
- Shared guest parking is provided on the site.
- Meaningful open spaces are provided both on the south and north ends of the phase three building. The green space on the south, which is the approximate size of the Greensward in Market Square, will be accessible to the public through a recorded easement. A landscaped “front yard” is provided along the Westminster streetscape frontage providing a landscaped entrance to the residential neighborhood to the east and infilling a gap along the streetscape.
- The City property, the parcels on which the former Historical Society was located, is incorporated into a larger development and not left with uncertainty to develop in an isolated manner.

3. Plat of Consolidation

A recommendation in support of the plat of consolidation is requested.

Plan Commission action is required on various types of plats. This plat of consolidation, combines the various parcels and the alley into a single development parcel. The plat will only be recorded upon City Council final approval of the overall development.

4. Special Use Permit

A recommendation in support of a Special Use Permit approving the third phase of a Multi-Family Planned Development.

The establishment, maintenance or operation of the use shall not be detrimental to or endanger public health, safety, morals, comfort or general welfare.

The proposed use in conjunction with the earlier phases of the development are part of a plan to transition uses in this area from office buildings to multi-family residential. This change reduces traffic congestion and parking needs that would result from redevelopment of the area for office uses as permitted by the current zoning on the parcels. The proposed multi-family building will add six to eight units to this area near other multi-family buildings and within walking distance to the Central Business District to support stores, restaurants and service businesses. The building will be constructed to current building and life safety codes and, landscaping is planned to soften the

currently bare streetscape in this area creating a landscaped entrance into the historic district consistent with landscaped streetscapes found throughout the historic district.

The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and will not substantially diminish or impair property values within the neighborhood.

The proposed development will provide certainty in a transition area that long has been somewhat of an eyesore along the streetscape. All required zoning setbacks are met and in most cases exceeded by the proposed building and the height of the building is in compliance with the height permitted by the code and not inconsistent with surrounding homes to the north and east. No documentation has been submitted to demonstrate that the proposed development will substantially diminish or impair property values in fact, providing certainty around how the property will be developed and replacing a 1960's residence with a new residence which will be subject to review and approval by the Historic District will help to support property values in the surrounding area.

The use will not impede the orderly and normal development and improvement of surrounding properties. The use will not negatively affect or detract from the primary retail nature of the nearby business district.

Properties in the vicinity are for the most part developed. Redevelopment is occurring on property several lots to the east, on the four lots recently created through the Swift Subdivision. Those parcels are more centrally located in the historic district, surrounded on all sides by historic properties in the historic district, unlike this property which is located at the very edge of the historic district.

Restoration and enhancements to the Library site are currently under consideration. Library representatives have been engaged in the redevelopment discussions for this area since the early deliberations on the Master Plan. A conscious decision was made to require a publicly accessible green space to the north of the Library, pedestrian connections to and through the new development, the addition of a small parcel of land to the Library site for additional parking spaces or other use and to not provide a through access for vehicles from Deerpath to Westminster. The proposed plan provides publicly accessible green space enhancing what was formerly a back alley area adjacent to the Library. The current plan offers public pedestrian walkways through the development connecting the adjacent residential neighborhood more directly with the train station and the Library. The Library renovation plans do not contemplate the need for expansion of the Library in a linear fashion to the north but instead, the concept being pursued anticipates renovation of the existing building and alterations on the existing Library site.

The rezoning of a 38 foot wide strip of land totaling 7,225 square feet, located at the perimeter of the historic district will not establish a precedent for zone changes elsewhere in the East Lake Forest Historic District which totals over 1,000 acres in size. Each zoning and development request is required by Code to be reviewed based on the facts specific to the individual petition. For instance, in the late 1970's, a condominium development was approved on Mayflower Road. The condominiums remain today and that development has not triggered, in four decades, other requests for multi-family construction or conversion in the East Lake Forest Historic District. The proposed development and rezoning will not impede the orderly development or redevelopment of other properties in the historic district or open the door for other multi-family developments or zone changes. Each development petition must be considered on its own merits.

Architectural appearance and functional plan of the use shall not be incompatible with the surrounding area.
The building as proposed replicates the two previously approved buildings in a two story mass rather than three story mass. The design aspects of the building, the exterior materials and landscaping will all be subject to review and approval by the Historic Preservation Commission.

Adequate utilities, access roads and drainage facilities are available or will be provided as part of the development.
Adequate utilities and public roads exist to serve the proposed development. The phase three property was previously developed with an outbuilding from an early estate and the properties on which phases one and two of the development were constructed were previously developed with three office buildings. A stormwater management plan, reflecting drainage and grading improvements, has been developed. The proposed improvements include regrading and the installation of storm sewers on the development site as well as on neighboring properties to the east, 373 and, if the owners agree, on 385 E. Westminster subject to approval by the City. The 373 Westminster property is low lying and currently is impacted by stormwater flowing east on Westminster from McKinley Road and from the south. Improvements to this condition are planned as part of the development.

Adequate measures have been or will be taken to provide ingress and egress to minimize traffic congestion on public streets.

Two access points to the overall development exist. No changes to the location of those access points is proposed or needed to accommodate the third building.

Additional Information

Zoning Setbacks

The **required** zoning setbacks that are applicable to the Phase 3 property are:

- Front yard setback – 40 feet
- Side yard setback – 6 feet
- Rear yard setback – 35 feet

The building as now proposed exceeds all of the required setbacks. No variances are requested. As currently proposed, the building setbacks are as follows:

- Front yard setback – 48 feet to the one-story porch element
- Front yard setback – 62 feet to the two story mass of the building
- Side yard setback – 15 feet
- Rear yard setback – 51 feet

A map indicating setbacks of other buildings along Westminster is included in the Commission packet.

Parking and Traffic

Underground parking exceeding the required number of spaces is provided for all of the tenants, in all three phases. Shared guest parking spaces are provided on the street. The property is close to public parking lots along the west side of McKinley which can provide additional parking for special occasions. The condominium building can accommodate parking underground and out of view from neighbors and the streetscape as opposed to having multiple driveways or access off of an alley to individual garages as would be the case with duplexes, townhouses or row houses.

Importantly, the intent of locating residential units near the train station, the Library, Gorton Community Center, the Central Business District and even the beach is that people have the opportunity to walk, rather than drive, every time they go out. People who have purchased the units in the first phase were attracted to the development in part due to its walkability. The development provides a unique housing opportunity, a bit more urban in character than found in other locations in Lake Forest. And, the development to date has been successful in attracting people who want to live near the City center and successful in generating property taxes for the City, school districts and other taxing bodies.

Early in the process, a traffic study was completed by the petitioner's consultant based on build out of the entire site with 30 units. The study concluded that the traffic generated by a residential development of 30 units would be significantly less than the traffic potential from the three office buildings that existed at the time the study was completed or from any redevelopment of the site with office uses. The study determined that streets in the area can accommodate traffic from a multi-family residential development located in this area. At completion, the total number of units in all three phases will be fewer than 30.

Building Massing and Height

The design aspects of the building will require review and approval by the Historic Preservation Commission since the property is located within the boundaries of the Original Lake Forest Historic District. Again, no change is requested to the boundaries of the Historic District. The buildings in the two earlier phases were reviewed and approved by the Building Review Board, those buildings are not located in the historic district. The Historic District boundaries are based on the National Register District established in the late 1970's. The boundaries were drawn originally to include the Quinlan Coach House, the former home of the Historical Society, which has since been demolished nevertheless, the original boundaries of the Historic District in this area remain as originally drawn. As a result the proposed phase three building and new residence will both require review by the City's Historic Preservation Commission.

The proposed building is now two stories, *not* three as previously proposed. As noted previously, a two story building provides a more appropriate transition from the taller buildings to the west to the single family homes to the east. The building as now presented complies with the allowable height. To the top of the parapet the majority of the building measures 28'-7". At one point, the point of the lowest adjacent grade, the top of the parapet measures 30'-6". The top of the penthouse is at 35', the maximum allowable height permitted by right for the property.

The height of the building was a significant point of discussion in the past. Finding a way to complete the development with a two story building directly responds to the concerns previously raised.

REVIEW

Summary of Discussions, Direction and Actions to Date on the McKinley Road Redevelopment

As a refresher for the Commission, and for the benefit of those who may be unfamiliar with the project, a review of past discussions, direction and actions relating to the McKinley Road Redevelopment and specifically to the third phase of the development, is provided below. Given the extensive discussions that have occurred to date, a review is appropriate to allow consideration of the current petition in the context of the discussions to date. The past discussions do not bind the Commission to a particular decision or direction however, they do provide an important

framework for the continuing review by the Plan Commission and acknowledge the time, thought and effort put into planning for the redevelopment of this area by many parties. This project has evolved considerably through the public review process, the developer has responded with modifications on an ongoing basis.

Master Plan and Phases 1 and 2

The Master Redevelopment Plan envisions the area transitioning from office uses to a single, unified multi-family residential development, occurring in phases over time, as properties become available for redevelopment. The Plan was not intended to dictate the specific footprint of buildings or details of the site and was not a guarantee of any specific approvals. The Master Plan does however identify some high level concepts to be implemented: three development sites providing for redevelopment over time in response to community needs and the market, a private road to provide access into and through the development (over which a public access easement has in part already been recorded), a publicly accessible green space, a limited amount of additional land for the Library, underground parking for all buildings and units, a transition from the higher density development in the Central Business District to the single family residential neighborhoods to the east, and pedestrian walkways through the development with connections to public streets and the Library.

The first building in the development, Phase 1 of the Plan, is complete. There was great interest in the condominium units, they are sold and occupied. Construction of the Phase 2 building is nearing completion. The second building very closely replicates the first building in architectural style, detailing and exterior materials. The second building is smaller than the first building, however, the width of the building along the McKinley Road streetscape is consistent with the width of the first building. The massing of the second building narrows as it moves to the east providing interest when viewed from the south. The second building is shorter in depth than the first building, providing the opportunity for green space to the north of the Library. The first building has 13 units, including two affordable units. The second building has six units and interior buildout and finishing of the individual units is underway.

As noted above, the Master Plan was *not* an approved site plan but instead set forth a concept for redevelopment of the area. As always expected, as detailed plans were developed and as discussions and public input has continued, the development has evolved significantly from the early and undefined concepts presented in the Master Plan. A summary of some of the changes that have occurred through the process is provided below.

- After acquiring the first, northernmost office building property, the City discouraged the developer from proceeding with redevelopment of that parcel alone, with a new office building. Instead, consistent with the recommendation of the Cultural Corridor Adhoc Task Force, the City encouraged the developer to develop a comprehensive plan for redevelopment of the area with multi-family residential uses. The City encouraged the developer to pursue acquisition of additional properties in the area and coordinate with other property owners toward a comprehensive redevelopment of the area.
- At the City's urging, and to the credit of both parties, the Church of the Covenants and the developer negotiated and ultimately came to an agreement to allow the development to be expanded somewhat on to the Church property to the south to provide a more consistent streetscape appearance.

- The public green space as originally envisioned was extended to the east. The green space that is envisioned pending approval of the third phase of the development is approximately the same size as the Greensward in Market Square.
- To accommodate the shift in the green space to the east, the conceptual building footprint for the condominium building in the third phase of the development was shifted to the north.
- The northern City parcel, the parcel with frontage on Westminster, originally reflected on the Master Plan as the site of a potential duplex that could be constructed independent of the larger redevelopment, was incorporated into the redevelopment site, at the City's urging.
- The concept of two or more buildings on the phase three parcel was rejected because of the increased building mass and inconsistency with the early phases of the redevelopment.

Phase 3 – Discussions to Date

To date the Plan Commission has considered and invited public testimony on the third phase of the McKinley Road Redevelopment over the course of five meetings. The Commission's action at the most recent meeting and subsequent Council action was summarized at the start of this report. A summary of the earlier meeting is provided below.

March, 2019

At the March 13, 2019 meeting, the Commission held a public hearing to consider the plat of subdivision for Phase 2 of the McKinley Road Redevelopment. During that discussion, the Commission directed that prior to submittal of a plan for the third phase of the development for Plan Commission consideration, the petitioner develop concept studies and return to the Commission for preliminary discussion and input. The Commission encouraged the petitioner to return to the Commission sooner, rather than later.

June, 2019

On June 20, 2019, the Plan Commission opened a public hearing and heard a presentation on conceptual plans for the third and final phase of the McKinley Road Redevelopment. The developer reviewed several concepts that were studied in response to input and requests from neighbors. Some of the concepts explored expanded the boundaries of the development beyond those reflected in the approved Master Plan. After studying various concepts, the developer presented a conceptual plan for Phase 3 including two buildings, a three story condominium building with underground parking and a duplex, a two unit building. The Commission commented that the plan appeared generally consistent with the Master Plan but that the building mass appeared to be too much for the site. The Commission directed the developer to further develop the plans and return to the Commission for further review and discussion.

September, 2019

On September 11, 2019, more detailed plans were presented to the Commission. At the request of the Commission, general information was provided on the terms of the Purchase/Sale Agreement that was entered into by the City and the developer for the sale of the north City parcel. In summary, the Purchase, Sale Agreement provides for the following:

- Transfer of a portion of the Phase 2 development area to provide limited additional land for the Library. (The recorded plat for the Phase 2 area delineates this transfer area.)

- Requires the developer to bear all costs and the responsibility for removing the building on the site, the former location of the Historical Society. (This work is complete.)
- Allows use of the City property by the developer as a staging area during construction of Phases 1 and 2.
- Acknowledges that the final plans may vary somewhat from the Master Plan for the overall development as originally approved.
- Limits the overall development, all phases, to no more than four, multi-family buildings.
- Anticipates the overall development occurring in at least three phases.
- Permits the Phase 3 area to be developed with up to 14 units, in no more than two buildings, with the northerly building, the building fronting on Westminster, limited to no more than six units.
- Requires easements to be put in place to allow public access on the east/west private road, the north/south alley and on the green space.
- Requires maintenance, repair and replacement of the alley, on an ongoing basis by the developer, and later, the Homeowners' Association(s), at no cost to the City.
- Requires the developer, and later the Homeowners' Association(s) to maintain the green space.

At the end of the September meeting, the Commission voted to continue the petition and endorsed the site plan as generally conforming to the previously approved Master Plan with some exceptions. The Commission continued to question whether the overall massing and height of the two buildings as then proposed creates an appropriate transition between the larger buildings to the west and the single family homes to the east. The Commission in particular raised concerns about the mass of the duplex building proposed at the north end of the site on the Westminster streetscape, the location of the driveway entrance to the underground garage off of Westminster and the front facing garage.

The Plan Commission, with hesitation on the part of some members, requested review of the design aspects of the development by the Historic Preservation Commission and asked that the Commission particularly focus on: 1) the building massing, 2) roof forms, 3) height, 4) architectural elements and details on the south end of the west elevation of the third condominium building, 5) minimizing views of the driveway to the underground garage from the streetscape and 6) the landscape plan particularly with respect to screening and softening views of the phase three development from the Westminster streetscape and the neighboring homes to the east. However, based on input received from residents at an informal drop-in session that was held after the September meeting, the petitioner decided to make changes to the plan in response to public comment and the comments of the Plan Commission before moving forward to the Historic Preservation Commission. The revisions to the plan were significant enough that the revised plan was returned to the Plan Commission for further review in November, 2019.

November, 2019

Modifications to the Plan Since the November Meeting

On November 14, 2019, the petitioner presented revised plans to the Commission. In response to earlier comments, the plans reflected various modifications. Key modifications are summarized below.

1. The second building, the duplex, was eliminated from the plan and the condominium building was elongated.
2. The overall height of the building was lowered to 37' at the southwest corner of the building and 39'3" at the northeast corner of the building.
3. The third floor component of the building was stepped back further from the Westminster streetscape.
4. The footprint of the building was modified to provide a greater separation distance between the condominium building and the garage on the neighboring 373 Westminster property.
5. The architecture at the north end of the building was modified to create a lighter, more residentially scaled appearance.
6. The landscape concept for the "front yard" along Westminster, was clarified with the goal of creating an appearance consistent with the landscaped front yards of the nearby homes.

At the November meeting, the Commission commented that the elimination of the duplex building on Westminster was responsive to some of the earlier concerns. The Commission raised some continuing concerns about the building mass, height and compatibility with the neighboring homes to the east and the Westminster streetscape. The Commission provided direction particularly with respect to modifying the design of the north elevation and the building elements in that area to more closely resemble the homes along the street in scale and detailing. The Commission continued the petition requesting further study and refinement of the plan.

December 2019

On December 11, 2019 the Commission considered further refinements to the plan for the third phase of the development. The minutes of the December meeting are included in the Commission's packet, please refer to the minutes for details of the discussion.

At the end of the December 11th meeting, the Commission voted 6 to 0 in support of the following motion:

Conclude the Commission's early review and input on the proposed site plan for the third phase of the McKinley Road redevelopment with the indication that the Plan Commission finds the conceptual plans presented on December 11, 2019 to be general in conformance with the Master Plan. The Commission in approving the motion clarified that the motion does not grant any entitlements or guarantees of approval of the site plan. The motion included direction to staff to forward the design aspects of the project to the Historic Preservation Commission for review. The Commission also directed the petitioner to prepare the documents necessary for approval. The motion directed staff to return the petition to the Plan Commission for a formal recommendation to the City Council.

As a follow up to the December, 2019 Plan Commission meeting, the Historic Preservation Commission considered the design aspects of the Phase 3 building in January and February 2020. At the end of the February meeting, the Historic Preservation Commission voted to deny approval of the design aspects of the project as presented based on various concerns including concerns about the overall height and massing of the building and the architectural style and detailing. The detailed minutes of the Historic Preservation Commission's February meeting are included in the Commission's packet for further information on the discussion that occurred.

After the Historic Preservation Commission's vote, the developer requested that the matter *not* be forwarded to the City Council for action indicating the intent to consider the comments heard to date and explore the potential for alternative approaches to the third phase of the development.

Public Notice

Public notice of this hearing was published in a newspaper of local circulation multiple times and was mailed by the City to residents and property owners in the surrounding area and other interested parties prior to each meeting. The mailing list for this project has been expanded after each meeting to include additional interested parties who presented testimony or requested to receive mailed notices. The agenda for this meeting was posted at various public locations and on the City's website. The Commission's packet was also available on the City's website and linked to the agenda.

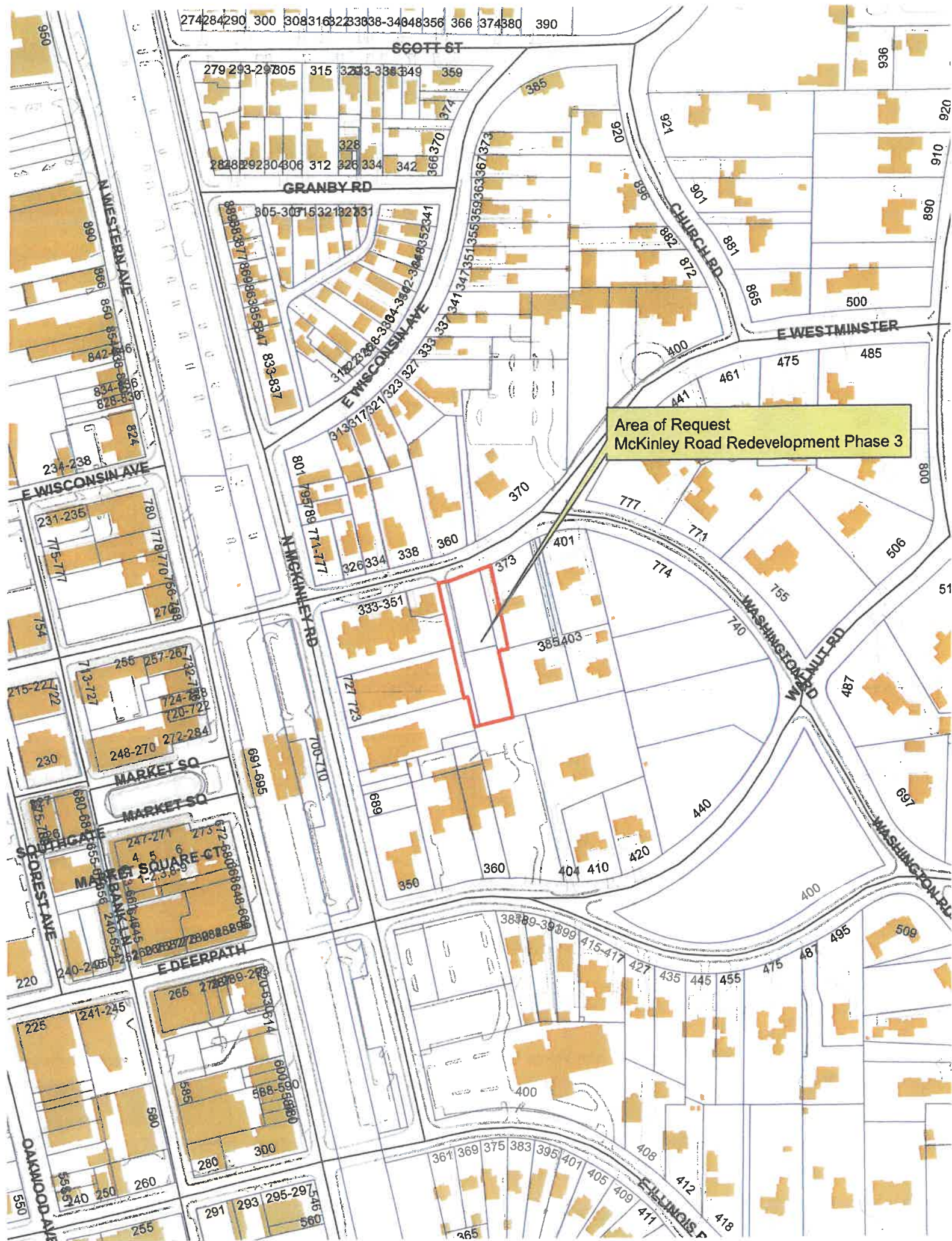
Staff Recommendation

Forward a recommendation to the City Council in support of the third phase of the McKinley Road Redevelopment, a Multi-Family Planned Development. The following recommendations are based on the findings as detailed in this report and as modified by the Commission if determined to be appropriate. These recommendations will allow the City Council to consider the proposed development as presented in its entirety. Historic Preservation Commission review will also be required.

1. Recommend approval of a zone change from R-1, Single Family Residence to GR-3, General Residence, for an approximately 38 foot wide parcel of land totaling 7,225 square feet with an effective date only upon consolidation of the strip of land with the larger Phase 3 property and subject to final approval of Phase 3 of the development.
2. Recommend approval of a Special Use Permit approving Phase 3 of the McKinley Road Planned Multi-Family Development and the site plan as presented recognizing that the plan is in substantial conformance with the Master Plan and Redevelopment Recommendations as previously recommended by the Plan Commission and accepted by the City Council.
3. Recommend approval of the Plat of Consolidation.

General Recommendations

1. Continue cooperative efforts to underground the remaining overhead utility wires located off of, but near, the development site.
2. Direct that prior to the issuance of any permits for work on the Phase 3 site, staff from Community Development, Public Works and Police meet with the developer to discuss construction staging and parking. The following shall be required in addition to other requirements staff determines to be appropriate: off site parking for construction workers, chain link fencing with screening around the perimeter of the entire site and interim drainage and grading plans to address runoff during construction and prior to the full implementation of the final stormwater management plan.

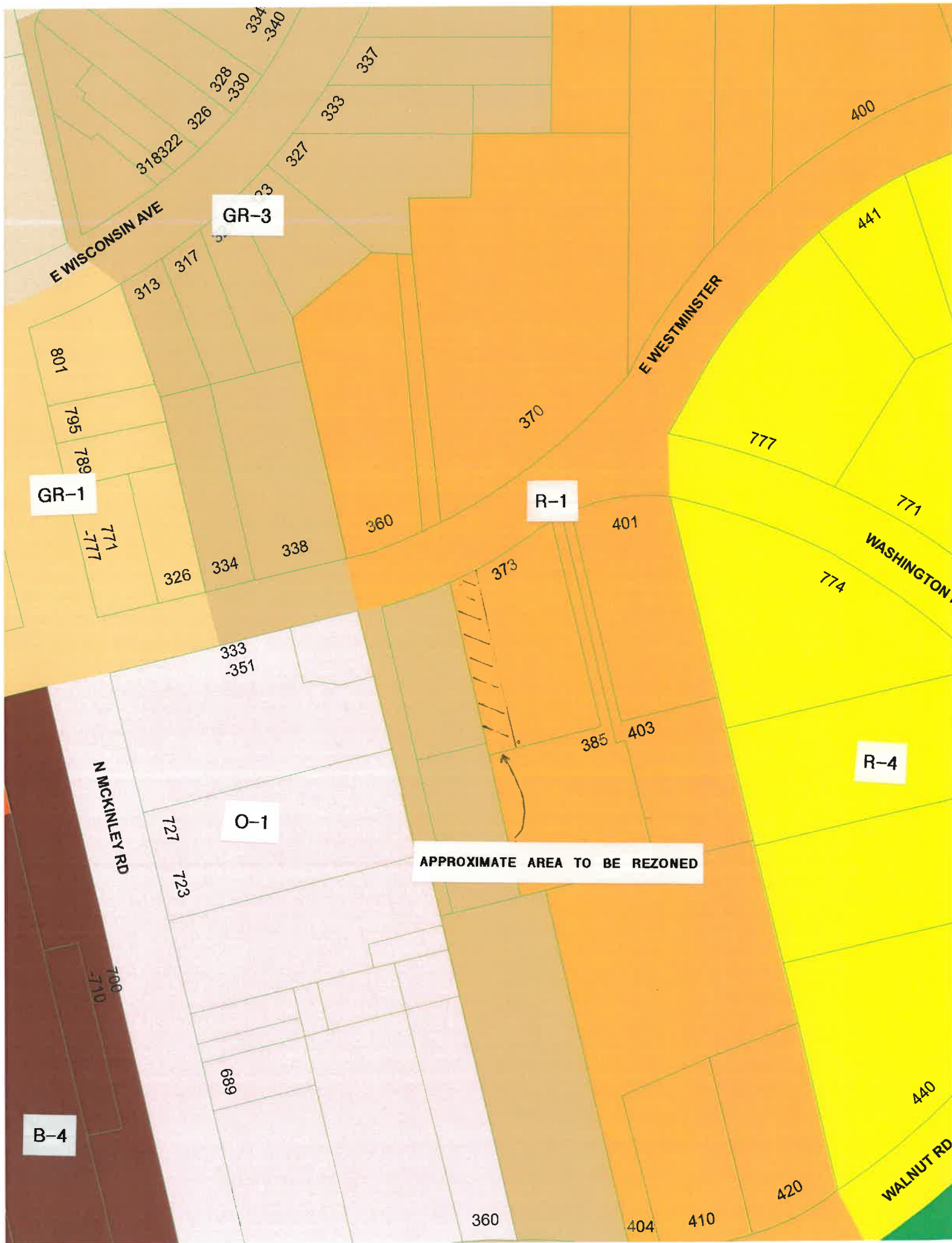


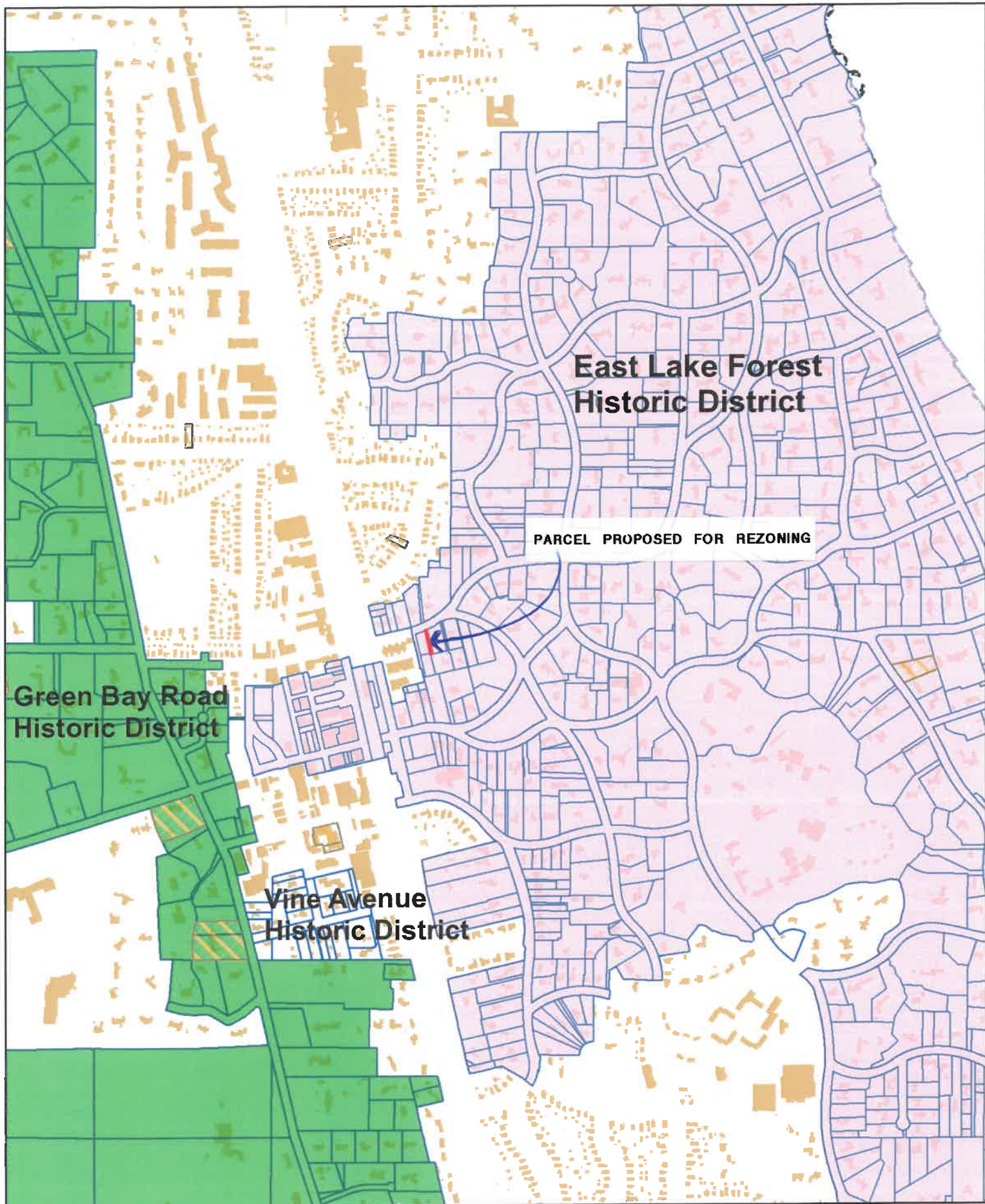


Area of Request
McKinley Road Red



Area of Request
McKinley Road Redevelopment Phase 3





This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Historic Districts

1 inch = 918 feet



Information Submitted by the Petitioner



THE CITY OF LAKE FOREST
APPLICATION FOR SUBDIVISION OF PROPERTY AND
SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT

LOCATION OF
PROPERTY 361 Westminster/373 Westminster ZONING DISTRICTS GR3

ACREAGE OF PROPERTY 0.9 acres

VACANT X DEVELOPED IF DEVELOPED # OF STRUCTURES

OF BUILDABLE LOTS PROPOSED 1

OF OUT LOTS PROPOSED 1

APPLICANT/OWNER

Name 361 Westminster LLC

Address c/o Peter Witmer, 13310 W. Highway

176 Lake Bluff IL 60044

Phone 847-234-5240

E-mail witmerandassoc@ameritech.net

Relationship to Property Contract Purchaser
(Owner/Attorney/Representative/Contract Purchaser)

PROPERTY OWNER (if different from applicant)

Name City of Lake Forest & 373EW LLC

Address 800 Field Drive

Lake Forest, IL 60045

Phone

E-mail

BENEFICIAL INTERESTS

Corporation (see exhibit A)
Partnership (see exhibit B)
Trust, land or other X (see exhibit C)

I have read the complete application packet and understand the Subdivision process and criteria.
I understand that this matter will be scheduled for a public hearing when a determination has been made
that this application packet is complete and accurate.

SIGNATURES

Owner

Date

12/10/20

Owner

Date

12/10/20

OWNER

Date

1/6/21



**THE CITY OF LAKE FOREST
ZONE CHANGE APPLICATION**

APPLICANT

Name 373 EW LLC
Address c/o Peter Witmer, 13110 W. Highway
176, Lake Bluff, IL 60044
Phone 847-234-5240
E-mail witmerandassoc@ameritech.net
Relationship to Property Owner _____
(Owner/Attorney/Representative/Contract Purchaser)

PROPERTY OWNER (If different from applicant)

Name _____
Address _____

Phone _____
E-mail _____

BENEFICIAL INTERESTS

Corporation _____ (see exhibit A)
Partnership _____ (see exhibit B)
Trust, land or other X (see exhibit C)

Address of Property 373 E. Westminster (west portion)

Existing Zoning R1 Requested Zoning GR3

Developed X* or Vacant Land _____
*to be demolished

Brief description of proposed development: The subject property will be consolidated with
adjoining property to the west and developed as a two-story condominium building. The
consolidated parcel will be Phase 3 of the McKinley Development.

I have read the complete application packet and understand the Subdivision process and criteria.
I understand that this matter will be scheduled for a public hearing when a determination has been made
that this application packet is complete and accurate.

SIGNATURES

Owner

Date

Owner

Date

Applicant

Date

APPLICANT'S REPRESENTATIVES

ENGINEER Michael G. Bleck

FIRM Bleck Engineering Co., Inc.

ADDRESS 1375 N. Western Ave.,

Laek Forest, IL 60045

PHONE 847-295-5200

WETLAND CONSULTANT N/A

FIRM _____

ADDRESS _____

PHONE _____

LAND PLANNER Peter Witmer

FIRM Witmer & Associates

ADDRESS 13110 W. Highway W. 176

Lake Bluff, IL 60044

PHONE 847-234-5240

TRAFFIC CONSULTANT _____

FIRM KLOA, Inc.

ADDRESS 9575 W. Higgins Rd., #400

Rosemont, IL 60018

PHONE 847-518-9990

ATTORNEY Robert T. O'Donnell &
Gerald P. Callaghan

FIRM O'Donnell Callaghan LLC

ADDRESS 28045 N. Ashley Circle, Suite 101

Libertyville, IL 60048

PHONE _____

LANDSCAPE ARCH. _____

FIRM Mariani Landscape

ADDRESS 300 Rockland Road

Lake Bluff, IL 60044

PHONE 847-234-2172

ARBORIST N/A

FIRM _____

ADDRESS _____

PHONE _____

PRESERVATION CONSULTANT N/A

FIRM _____

ADDRESS _____

PHONE _____

EXHIBIT "C"

LLC OWNERSHIP

Please list the name and address of the LLC, as well as the names and addresses of all owners of the LLC together with their respective interests therein.

TRUST NUMBER N/A

TRUSTEE INFORMATION

NAME N/A

FIRM

ADDRESS

PHONE

OWNERS

NAME Peter Witmer

NAME

ADDRESS 13110 W. Highway 176

ADDRESS

Lake Bluff, IL 60044

TRUST INTEREST 50 %

TRUST INTEREST %

NAME Todd Altounian (Manager)

NAME

ADDRESS 13110 W. Highway 176

ADDRESS

Lake Bluff, IL 60044

TRUST INTEREST 50 %

TRUST INTEREST %

NAME

NAME

ADDRESS

ADDRESS

TRUST INTEREST %

TRUST INTEREST %

Application

NARRATIVE STATEMENT
Phase 3 - McKinley Development

Introduction

The proposed project is the third and final phase of the McKinley Development. The third phase includes 0.9 acre located east of the first two phases, which front on McKinley Road. The maximum number of units for all phases of the development will be 27. The third phase will include a two-story condominium building.

Requested Approvals for the Phase 3 Property

The applicants are requesting the following approvals from the City of Lake Forest:

- Rezoning of approximately the west 37' of 373 E. Westminster from R-1 to GR-3. The rezoned property will be consolidated with property to the west, which is currently zoned GR-3, and will become Phase 3 of the McKinley Development. The east 88' of 373 Westminster will remain in the R-1 District; a single-family home is planned for that property.
- Approval of a plat of consolidation. The consolidated lot will be 0.9 acre (including the area of the existing alley proposed to be vacated) and will be developed with the Phase 3 condominium building. The property will be zoned GR-3.
- Approval of a special use for Phase 3 of the McKinley planned multi-family development.

Zoning of Surrounding Property

The Phase 1 and Phase 2 properties to the west are zoned O-1. Property to the south is zoned GR-3. And the property across Westminster to the north and the property to the east, including the property controlled by the applicant, is zoned R-1.

Description of the Condominium Building on Lot 1

The proposed two-story Phase 3 condominium building will have an underground garage that will be accessed from Westminster Avenue to the north. The garage entrance will be hidden from street view by a hedge row and other landscaping.

All the units will be custom designed for each buyer.

The Phase 3 building will step down from the Phase 1 and 2 buildings to the west. The first-floor elevation will be approximately 3.5' lower, and the Phase 3 building will be two stories, rather than three. The Phase 3 building will have detailing similar to the Phase 1 and 2 buildings and will have exterior terraces on the second floor and roof terraces above the second floor in a manner similar to the third floor of the Phase 1 and 2 buildings.

Setbacks for Phase 3 Building

The south set back of the Phase 3 building was established when the Phase 2 building was approved, thus providing additional open space abutting the library. This will establish visual corridors from the entrance drive off of McKinley to the Phase 3 building and from the entrance drive off of Westminster to the library. The side yard set-backs for Phases 1 and 2 were 5' and 6' from adjacent properties to the east. The side yard setback for the Phase 3 building was expanded to 15' (with the bays at 13'). The greater setback allows for larger trees to be planted in this area. Enhanced front yard setbacks of 48' to the porch and 61' to the building are also proposed for the Phase 3 building. This will result in the Phase 3 building being setback further from Westminster Avenue than the adjoining single-family residences. Finally, the proposed driveway access for the Phase 3 building is 20' in width, which is 2' wider than the current access.

Height, Size and Number of Units for the Phase 3 Building

The project will have a total of 6 to 8 units, which is well below the 15 units allowed by the purchase and sale contract. The units will vary in size from approximately 2,800 sq. ft. to 4,500 sq. ft. The building will have a foot print of 13,179 sq. ft., and total overall floor area of 26,358 sq. ft. The building height is within the GR-3 standard.

Parking

The project will provide 20 underground parking spaces. Each unit will have at least two spaces with most having three spaces. In addition, guest parking will be available on the north-south drive.

373 E. Westminster Avenue

The east 88' of 373 E. Westminster Avenue will remain in the R-1 Zoning District and will be developed with a single-family residence. The existing single-family residence will be razed and replaced with a new single-family residence. This will provide a transition from the Phase 3 building to the single-family homes to the east.

Economic Benefit

Most of the property does not produce any real estate tax for the city. The project will provide approximately \$10 million in assessed value for real estate tax purposes. The project will also generate impact fees, building permit fees and affordable housing fees.

Special Use Standards

(a) The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;

Response: The proposed development will not be detrimental to or endanger the public health, safety, morals, comfort and general welfare. The development will provide a condominium product that will enable residents of the city to downsize and locate within walking distance of restaurants, shops and Metra access to downtown Chicago. Construction of a new single-family residence on the property to the east of the Phase 3 building will provide a buffer and transition to the single-family residences to the east.

(b) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood;

Response: The development will not be injurious to the use and enjoyment of other property in the immediate vicinity. The proposed development of Phase 3 will replace the prior use of the property as a Masonic Temple that was in disrepair. The site is currently vacant and available for redevelopment. In addition, the enhanced setback of the Phase 3 building from Westminster Avenue and the reduced building height in relation to the Phase 1 and 2 buildings, as well as the new single-family

residence to the east, will provide a transition to the single-family homes to the north and east.

The proposed development will not substantially diminish and impair property values in the neighborhood. In fact, the development should enhance surrounding property values because the upscale condominiums should have a positive impact when compared to the previous use of the property as well as its present vacant condition.

(c) The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district, including in business districts, the special use will not negatively affect the overall character of the area or detract from the primary retail nature of the district;

Response: The proposed development will be Phase 3 of the McKinley development previously approved by the city. In other words, this will be a continuation of an established development pattern. The project will not impede development of business and retail areas to the west. On the contrary, the development will support those businesses by providing customers within a short walking distance.

(d) The exterior architectural appearance and functional plan of any proposed structure will not be incompatible with either the exterior architectural appearance functional plan of structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district so as to cause a substantial depreciation in the property values within the neighborhood;

Response: The architecture and building materials of Phase 3 are consistent and compatible with those previously approved by the city for Phases 1 and 2. Phase 3 has been designed to function as part of the three-phase development. In particular the common access drive will serve all phases of the condominium development.

(e) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

Response: The utilities serving Phases 1 and 2 will serve Phase 3. As mentioned, there will be a common access drive for the three buildings in the development. Engineering plans from Bleck Engineering have been submitted with the application.

(f) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

Response: As mentioned, there will be a common access drive, providing access to two public streets and serving all phases of the development. The common access drive will limit the number of curb cuts onto public roads.

(g) The special use shall conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council.

Response: Except as discussed in paragraphs (i) and (ii) below, the proposed special use for a planned multi-family development conforms to the applicable regulations of the Zoning Ordinance.

(i) As described above, the Phase 3 building will have six to eight units, depending on floor plans selected by purchasers. Section 159.087(D) of the Zoning Ordinance requires 6,250 sq. ft. of lot area for each dwelling. Section 159.047(C)(3)(a) states that "the maximum number of dwelling units permitted shall be determined by dividing the net development area by the minimum lot area per dwelling unit required by the district or districts in which the development is located." The condominium building will be located on a parcel that is 39,241 sq. ft. in area, which would allow 6.28 dwelling units at a minimum of 6,250 sq. ft. of lot area per dwelling. The applicant requests a departure from the requirements of Section 159.087(D) and Section 159.047(C)(3)(a) to permit up to eight condominium units in the Phase 3 building. The city is authorized to approve departures from otherwise applicable provisions of the Zoning Ordinance under Section 159.047(E), entitled "Overriding authority." That section states: "Notwithstanding any deviation from the provisions otherwise set forth in this section ... or other applicable provisions of this Chapter 159 or Chapter 156 of the city code, the City Council may approve any planned development, regardless of type that will, in the Council's legislative judgment, promote the public health, safety, or welfare of the city and its residents."

(ii) Section 159.047(C)(3)(b) of the Zoning Ordinance states that "The land area covered by the main building or buildings shall not exceed 30% of the net development area." The Phase 3 property is 39,241 sq. ft. in area, and the proposed building will have a footprint of 13,179 sq. ft., which is 33.6% of the lot area. The applicant requests a departure from the requirements of Section 159.047(C)(3)(b) to permit the condominium building to cover 33.6% of the lot pursuant to the City Council's overriding authority under Section 159.047(E).



BLECK

engineers | surveyors

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

McKinley Condos

Lake Forest, IL



0' 25' 50' 75'
Scale 1" = 50'

ISSUED DATE	ISSUED FOR
08.22.2020	STUDY
MM/DD/YYYY	REVISION #

© 2020 Bleck Engineering Company, Inc. All Rights Reserved
Illinois Professional Design Firm 184.000811

MCKINLEY PARTNERS, LLC
1000 N. WESTERN AVE
LAKE FOREST, IL 60045

70-948-3	Project No.
MB	Drawn By
MGB	Checked By

Drawing No.

EX2

Drawing Name
PROPERTY EXHIBIT

PHASE 3 CONDO
715 MCKINLEY

Westminster Avenue

N77° 18' 16"E
23.10
found iron pipe

N69° 07' 42"E 75.73 meas.
N81° 44' 31"E 75.79 meas.
L=75.76 R=734.25

found iron pipe

LOT 4
H. MABBATT SUBDIVISION
DOC. 1118216
REC. 10/10/1961

18,610 S.F.
0.427 ACRES

LOT 1
MASONIC SUBDIVISION
DOC. 2152418
REC. 12/23/12

39,241 S.F.
0.900 ACRES

line between
lots 1 & 2
Masonic Sub.

LOT 2
MASONIC SUBDIVISION
DOC. 2150418
REC. 12/20/82

SINGLE FAMILY
373 E. WESTMINSTER

PROPERTY REVISED FROM SINGLE
FAMILY TO CONDOMINIUM

S76° 54' 15"W
11.55

N12° 56' 10"W 66.54

S76° 59' 27"W 86.55

26.00 m.

LOT 2
W.A. NICHOLS' DIVISION
DOC. 48526
REC. 5/4/1892

PART OF LOT 4
W.A. NICHOLS' DIVISION
DOC. 48526
REC. 5/4/1892

W.A. NICHOLS' DIVISION
DOC. 48526
REC. 5/4/1892
PART OF LOT 3
EXCEPTION

3 story brick building
City of Lake Forest Library
301 E. Dearborn
City of Lake Forest

lot's Division
basement
a lower floor

PHASE 1 CONDO
721 MCKINLEY

PHASE 2 CONDO
705 MCKINLEY

ORTHWESTERN RAILWAY COMF
MCKINLEY ROAD
CHICAGO

66' right of way

N.E. bolt on fire hydrant
Elevation = 103.17

found cut
3' W. on line

found cut
3' W. on line

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BLECK

engineers | surveyors

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

McKinley Condos

Lake Forest, IL

0'

25'

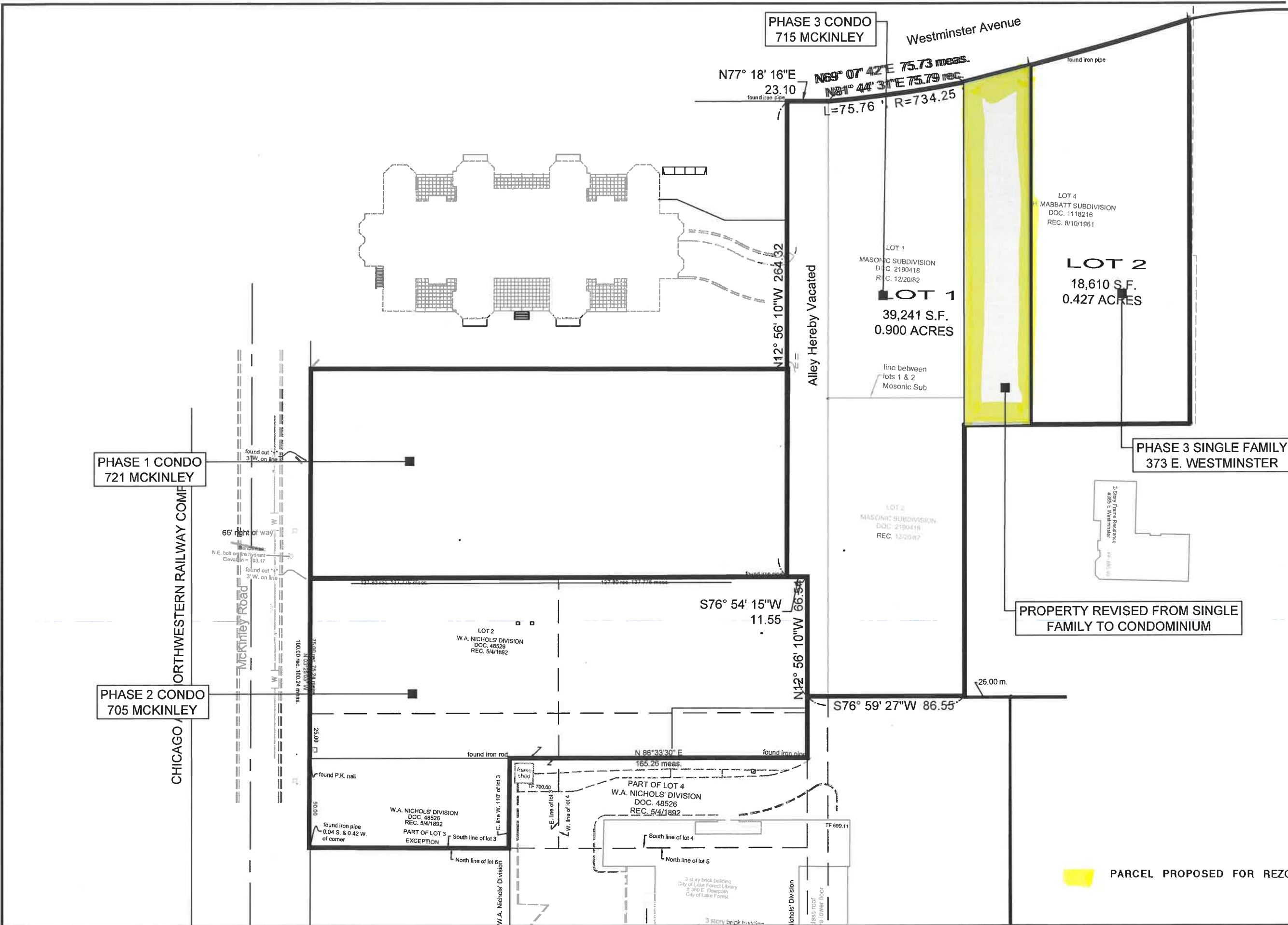
50'

75'

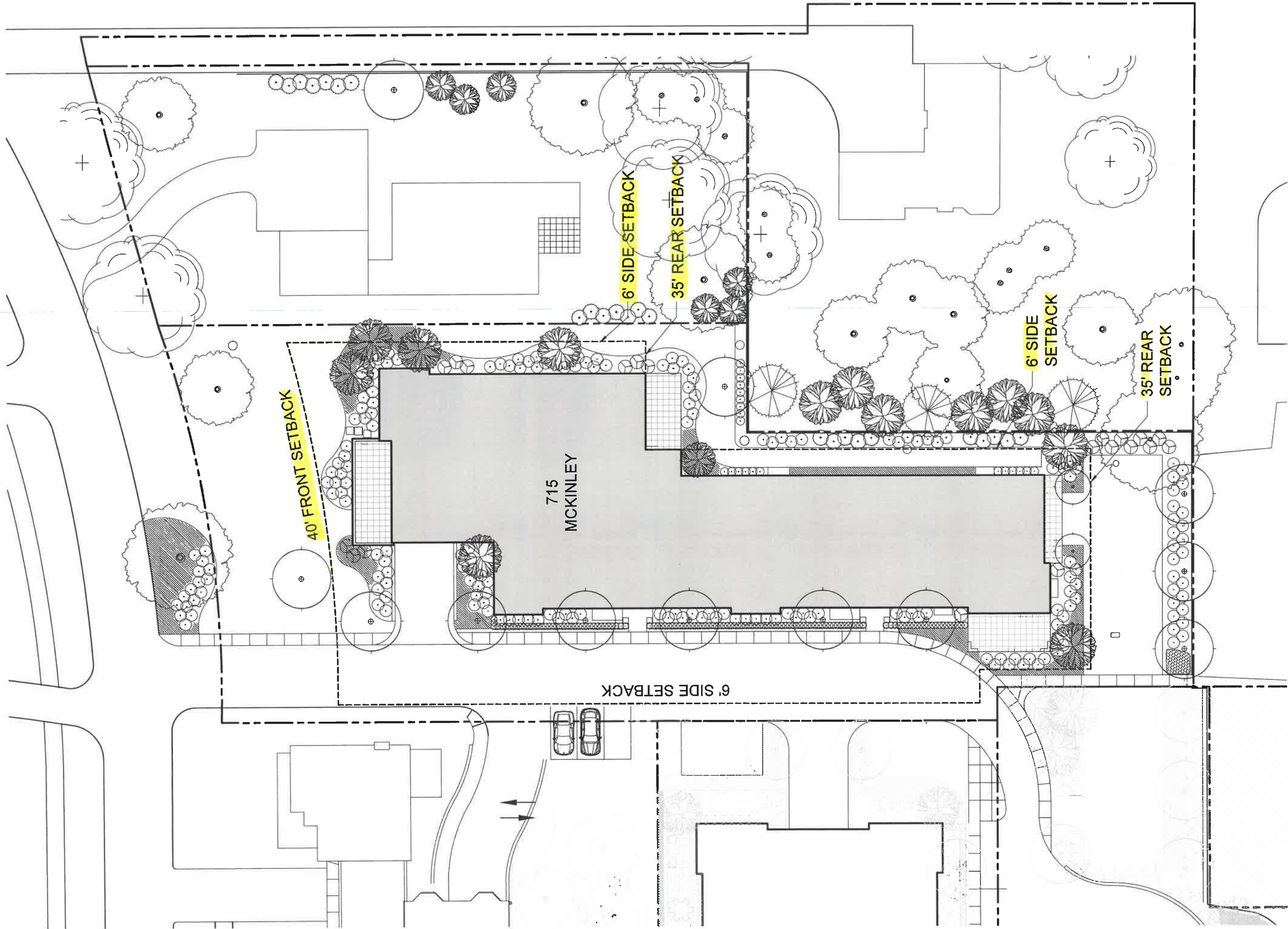
Scale 1" = 50'

N

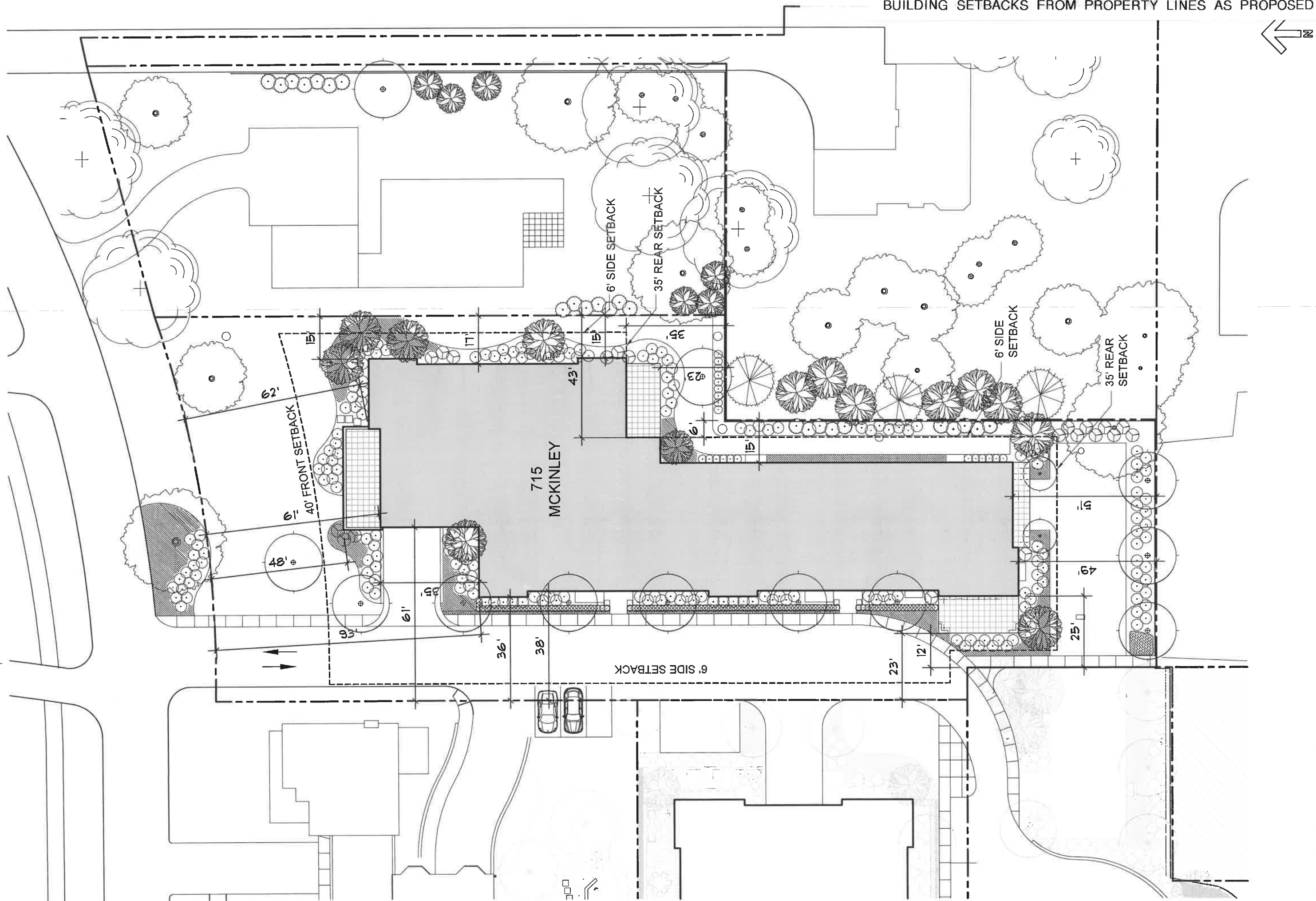
ISSUED DATE	ISSUED FOR
09.22.2020	STUDY
MM.DD.YYYY	REVISION #
© 2020 Bleck Engineering Company, Inc. All Rights Reserved Illinois Professional Design Firm 184.000911	
MCKINLEY PARTNERS, LLC 1000 N. WESTERN AVE LAKE FOREST, IL 60045	
70-948-3	Project No.
MB	Drawn By
MGB	Checked By
Drawing No.	
EX2	
PROPERTY EXHIBIT	



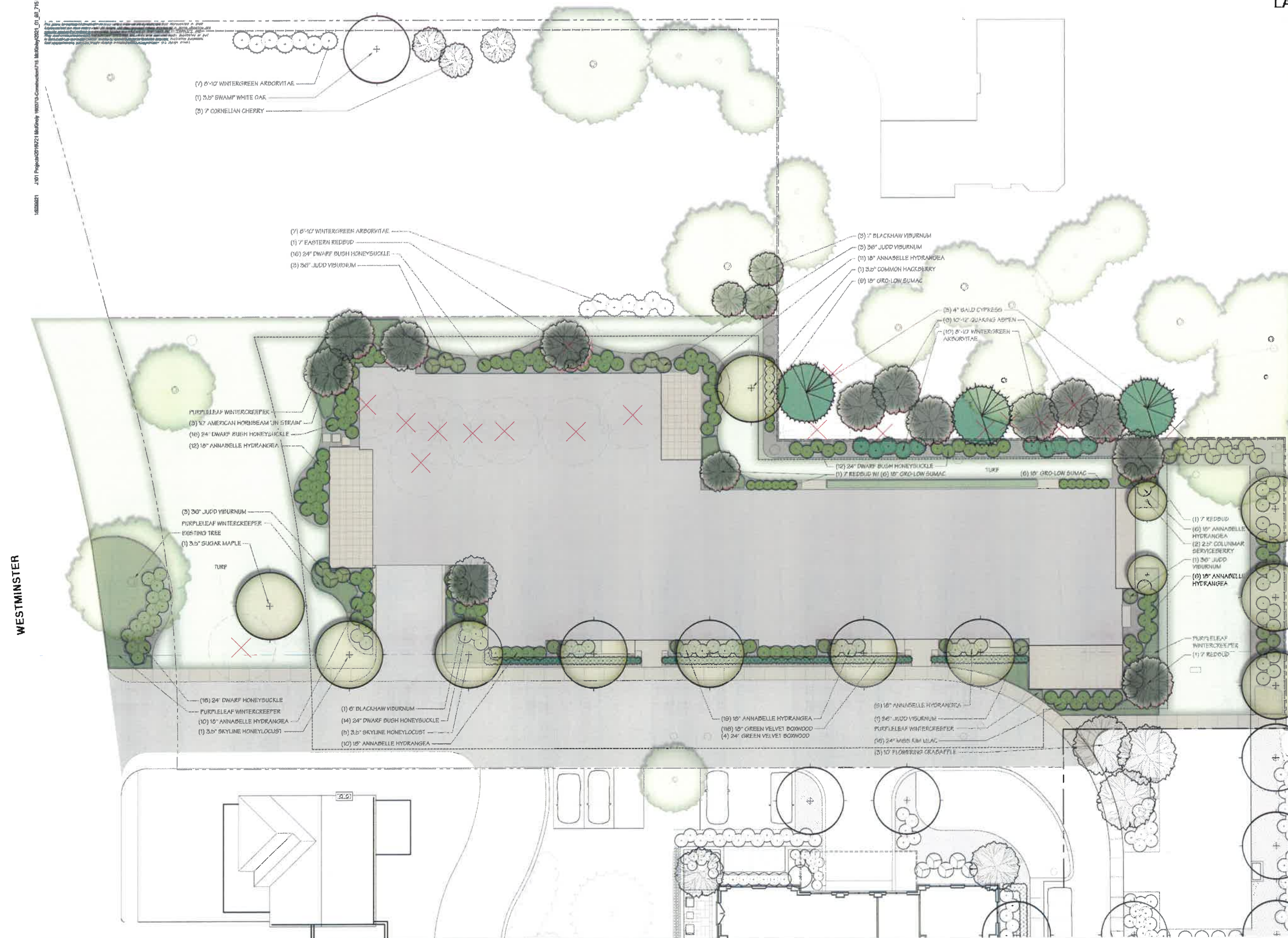
S:\Project Files - Shared\705 McKinley Condos\1 - Phase 3\705-Sub Phase 3 Condo - site plan UPDATED SUBMIT.dwg
2020.09.22, MGB, Full Issue 2 (12/20/20), 7/22/2020 12:42 PM, New Block

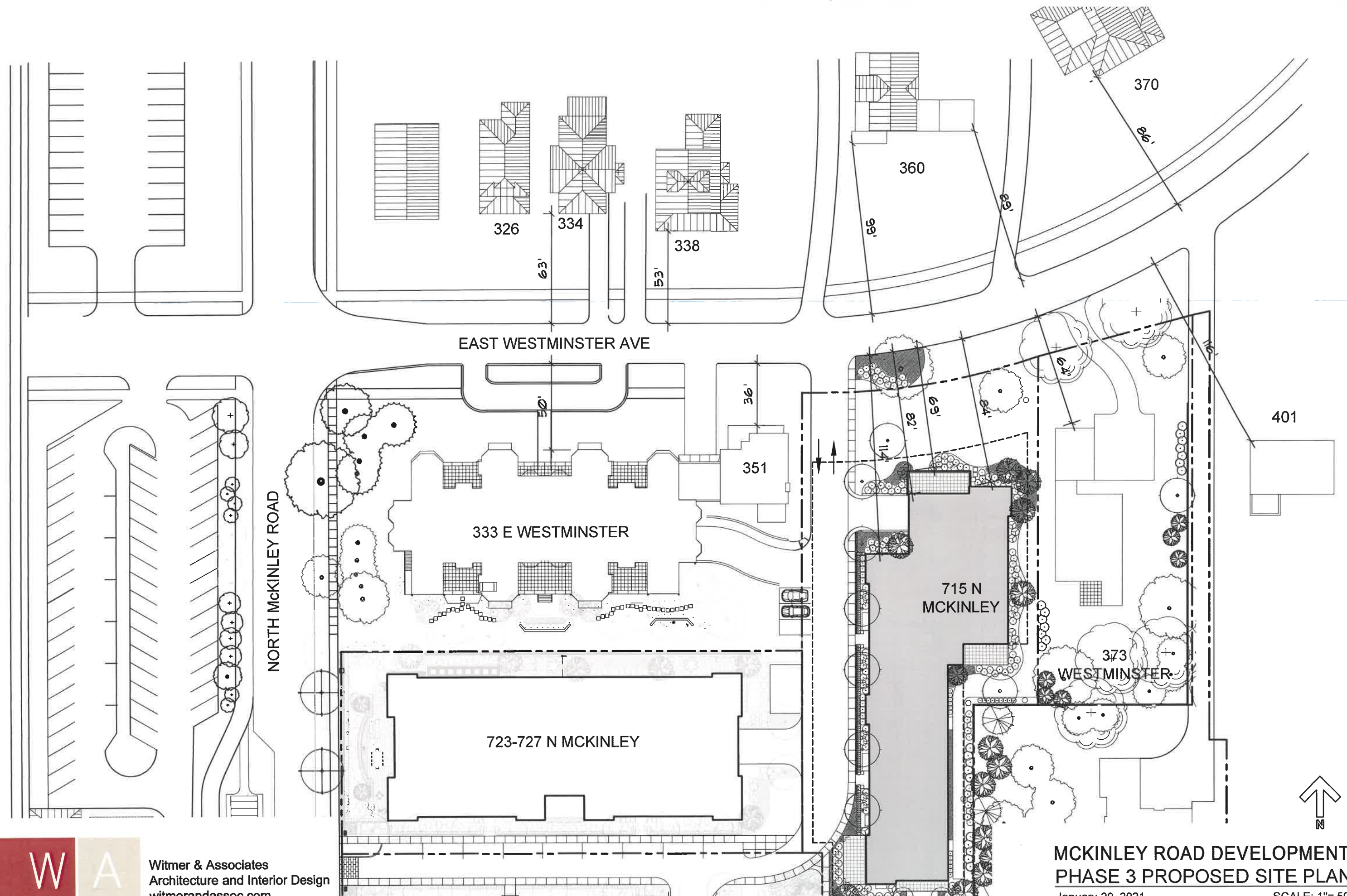


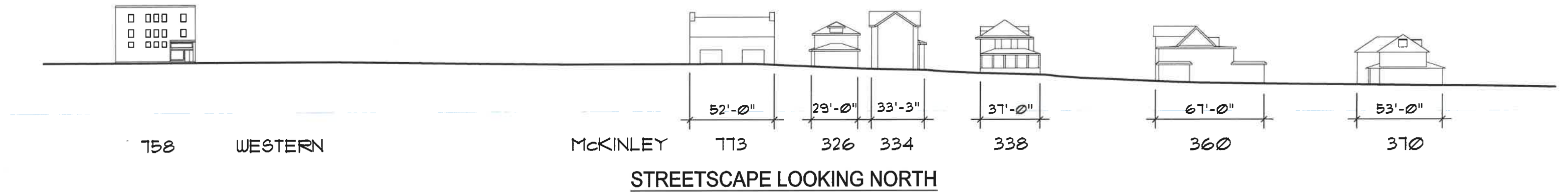
PHASE 3 SITE PLAN - REQUIRED SETBACKS SHOWN

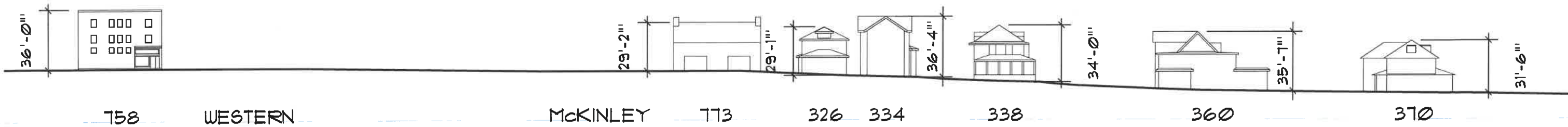


BUILDING SETBACKS FROM PROPERTY LINES AS PROPOSED

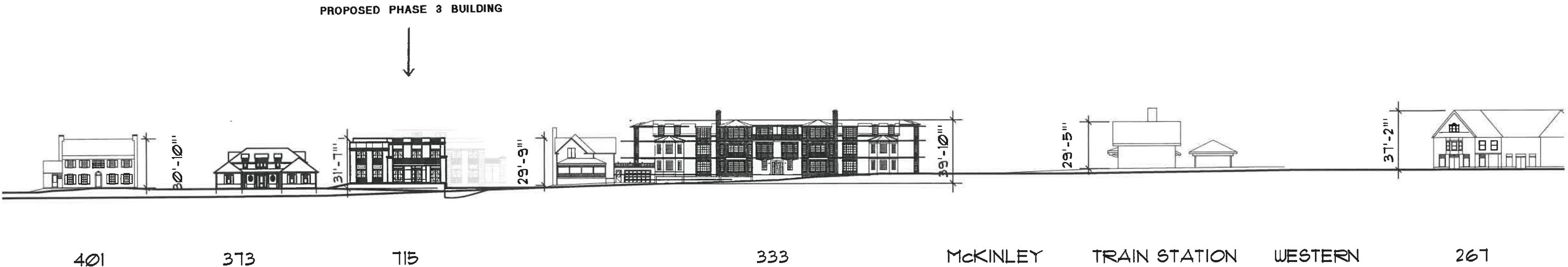






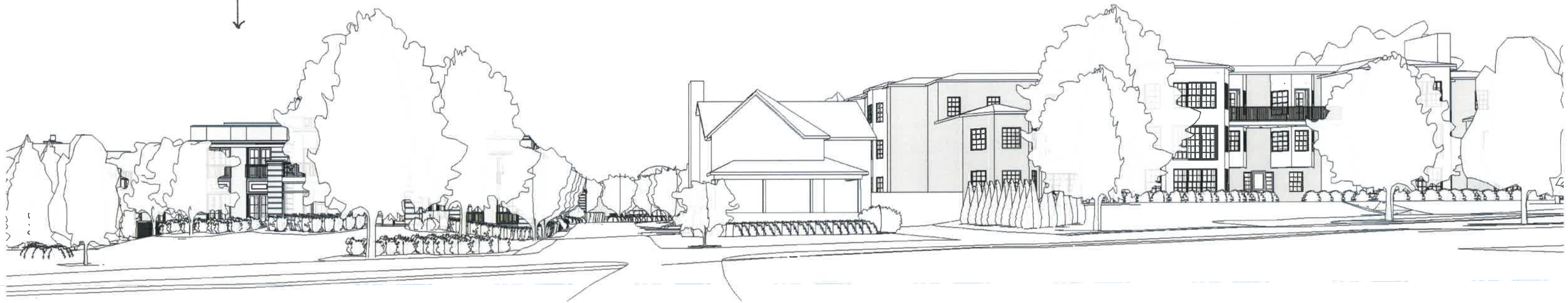


STREETSCAPE LOOKING NORTH



STREETSCAPE LOOKING SOUTH

PROPOSED PHASE 3 BUILDING



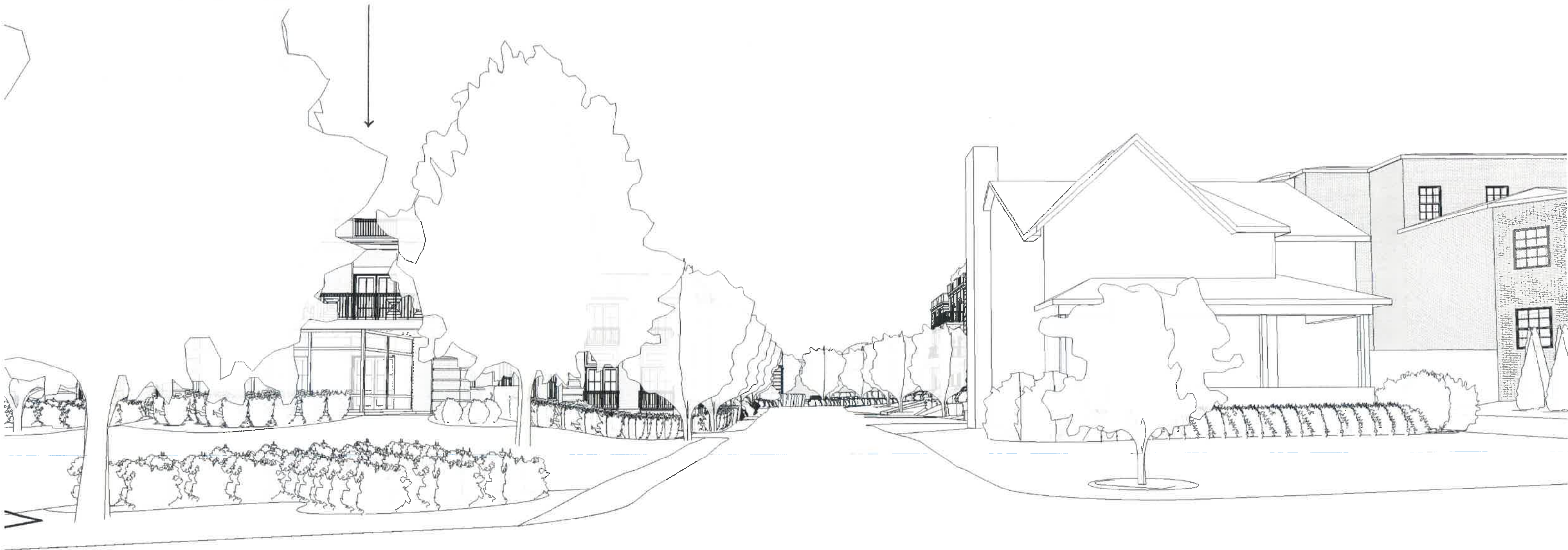
WESTMINSTER

PROPOSED PHASE 3 BUILDING



WESTMINSTER

PROPOSED PHASE 3 BUILDING



WESTMINSTER

PROPOSED PHASE 3 BUILDING



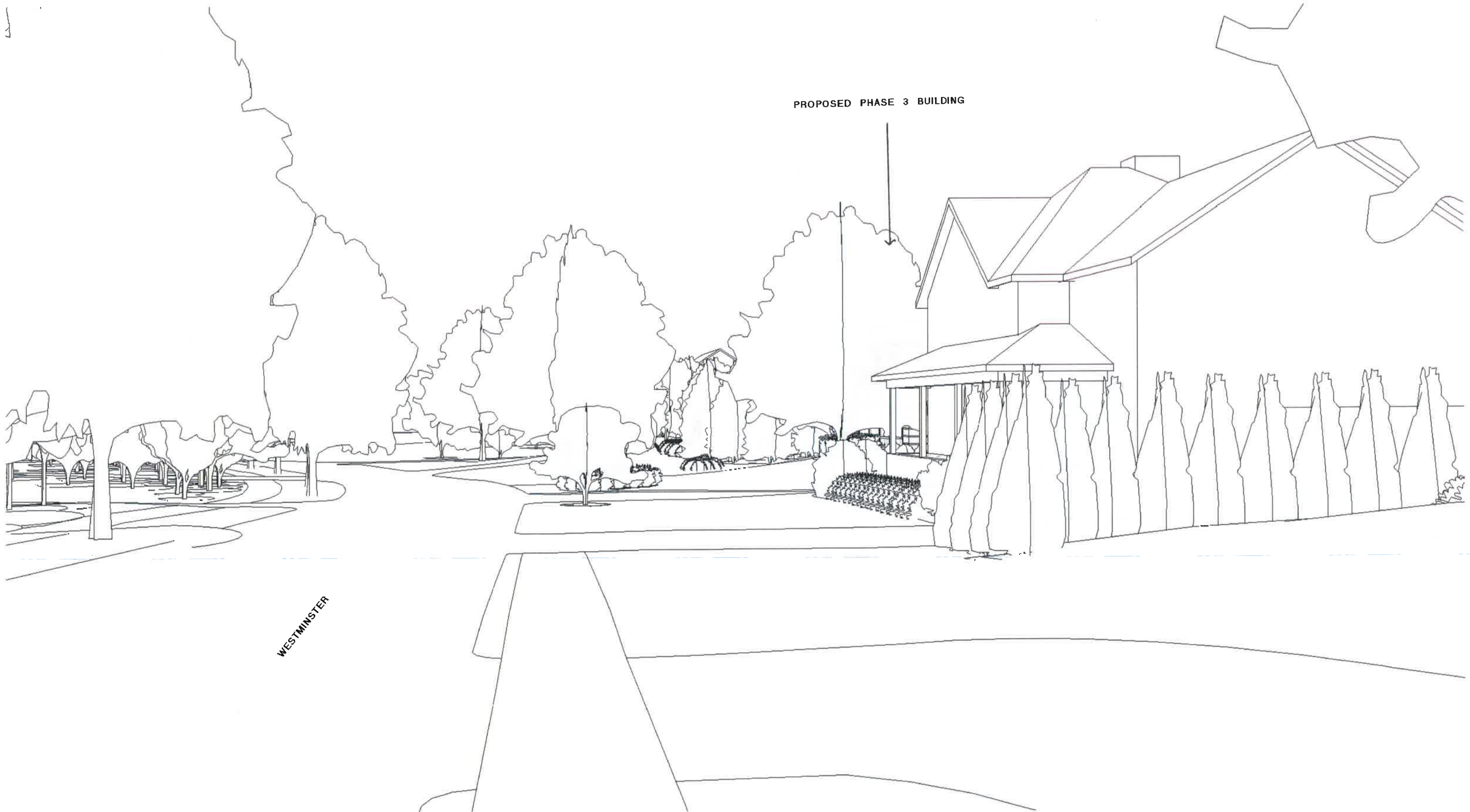
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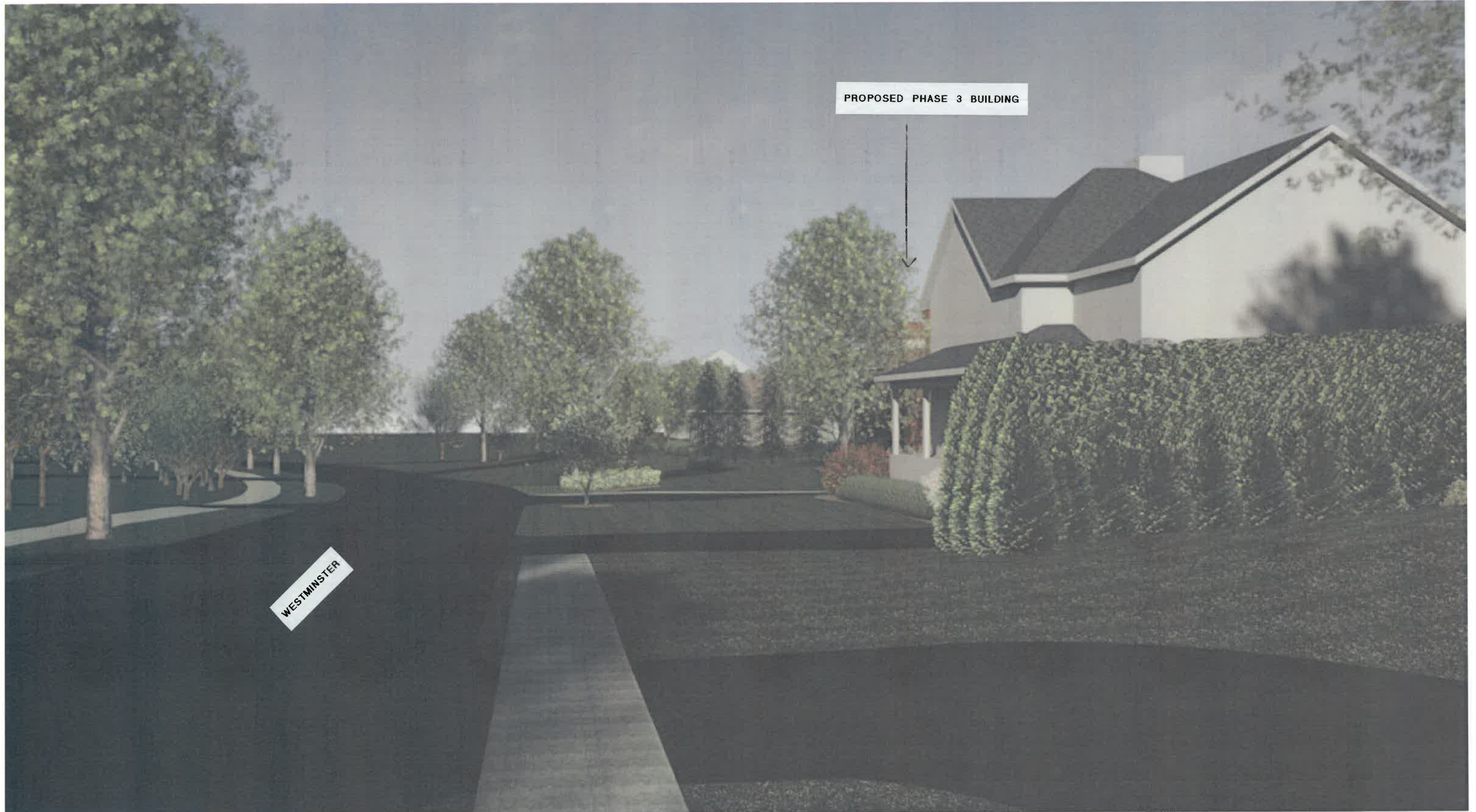


VIEW FROM NORTHWEST

PROPOSED PHASE 3 BUILDING

WESTMINSTER





PROPOSED PHASE 3 BUILDING



PROPOSED PHASE 3 BUILDING

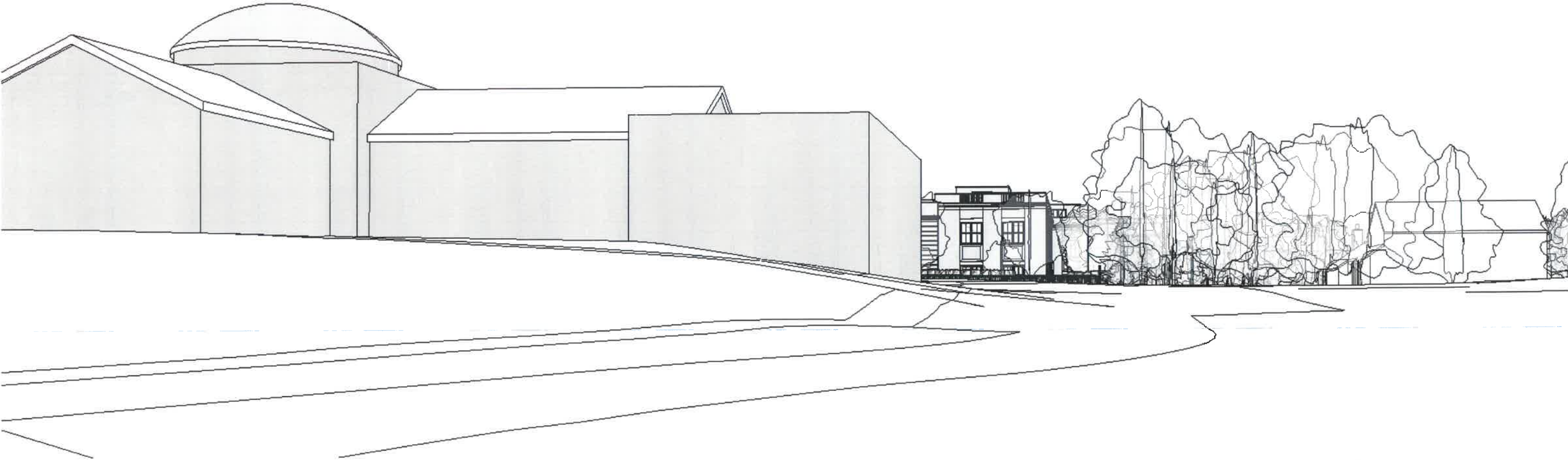


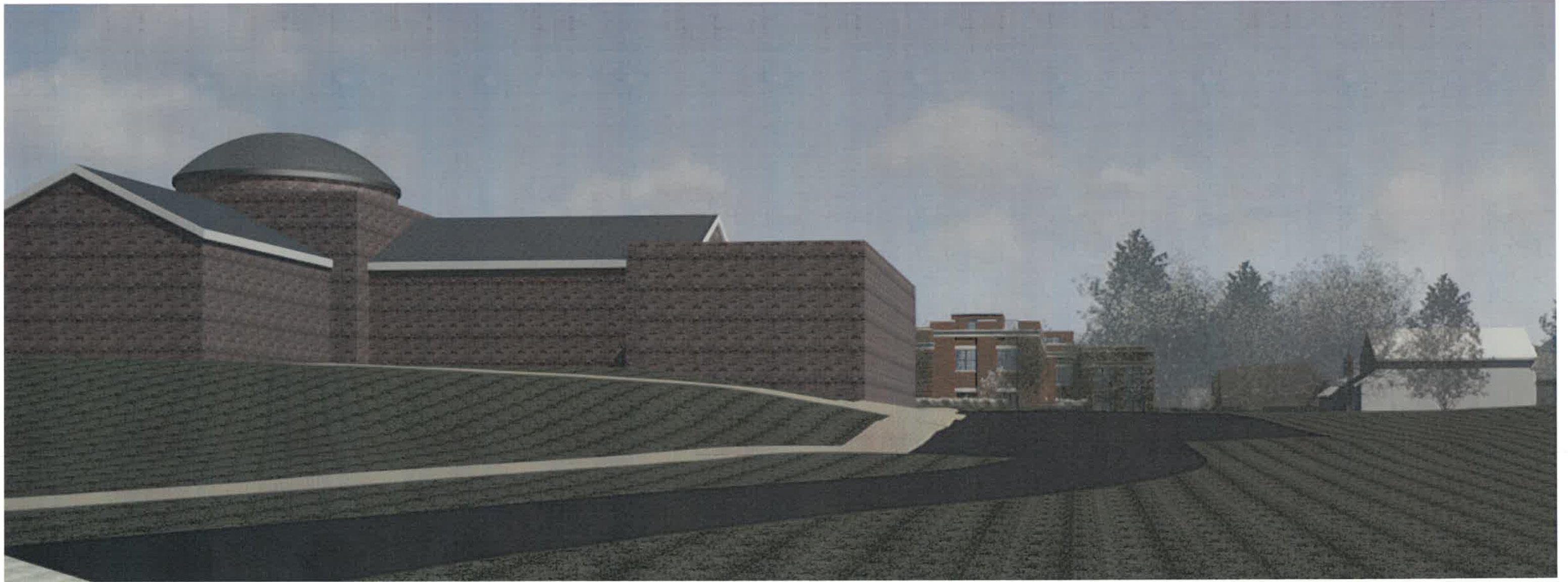
WESTMINSTER













WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION





PLAT OF CONSOLIDATION 355/361 E. Westminster

BEING A RESUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

STATE OF ILLINOIS } S.S.
COUNTY OF LAKE }

This is to certify that the undersigned is (are) the sole owner(s) of the land described in the subject plat herein, that no other person has any right, title or interest in said land, and as owner, we have caused said property to be surveyed, subdivided, staked, and platted as shown hereon for the purpose of having this plat recorded as provided by law.

Dated at _____, Illinois, this _____ day of _____, 2021.

By: OWNER: 351 Westminster, LLC
1800 N. Western Avenue
Lake Forest, IL 60045
BY: Todd Altounian, Its Manager

STATE OF ILLINOIS } S.S.
COUNTY OF LAKE }

_____, a Notary Public in and for the County of Lake
in the State aforesaid, do hereby certify that

personally known to me to be the same person(s) whose name is subscribed to the adjacent certificate of ownership, appeared before me this day in person and individually acknowledged that they did sign and deliver the ownership certificate as his free and voluntary act, and as the free and voluntary act for the purpose and use therein set forth.

Given under my hand and notarial seal this _____ day of _____, 2021.

Notary Public
My notarial commission expires on _____, 20____.

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

By: _____
OWNER or Representative

STATE OF ILLINOIS } S.S.
COUNTY OF LAKE }

I, Jack R. Bleck, a Registered Illinois Land Surveyor, do hereby certify that I have surveyed, subdivided and staked the premises described as follows:

PARCEL 1:
LOTS 1 AND 2 OF MASONIC SUBDIVISION, BEING A RESUBDIVISION OF THE WESTERLY 75 FEET OF LOT 134 OF ORIGINAL LAKE FOREST, BEING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 1982 AS DOCUMENT 2180418, ALSO TO INCLUDE THE ALLEY LYING WEST OF AND ADJOINING SAID LOTS 1 AND 2, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
LOT 4 (EXCEPT THE EASTERLY 88.00 FEET THEREOF) IN R.H. MABBATT SUBDIVISION OF LOT 131 AND PART OF LOT 130 AND 134 OF LAKE FOREST IN THE NORTH HALF OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID R.H. MABBATT SUBDIVISION, RECORDED AUGUST 10, 1981, AS DOCUMENT 1118218, IN LAKE COUNTY, ILLINOIS.

TOTAL AREA 0.90 ACRES.

I have monumented the corners of the lots shown hereon and all points of curvature and points of tangency with iron rods (unless noted otherwise), and that the plat hereon drawn is a true and correct representation of the survey and staking. All dimensions shown hereon are in feet and decimals thereof. This professional service conforms to the current Illinois minimum standards for a boundary survey.

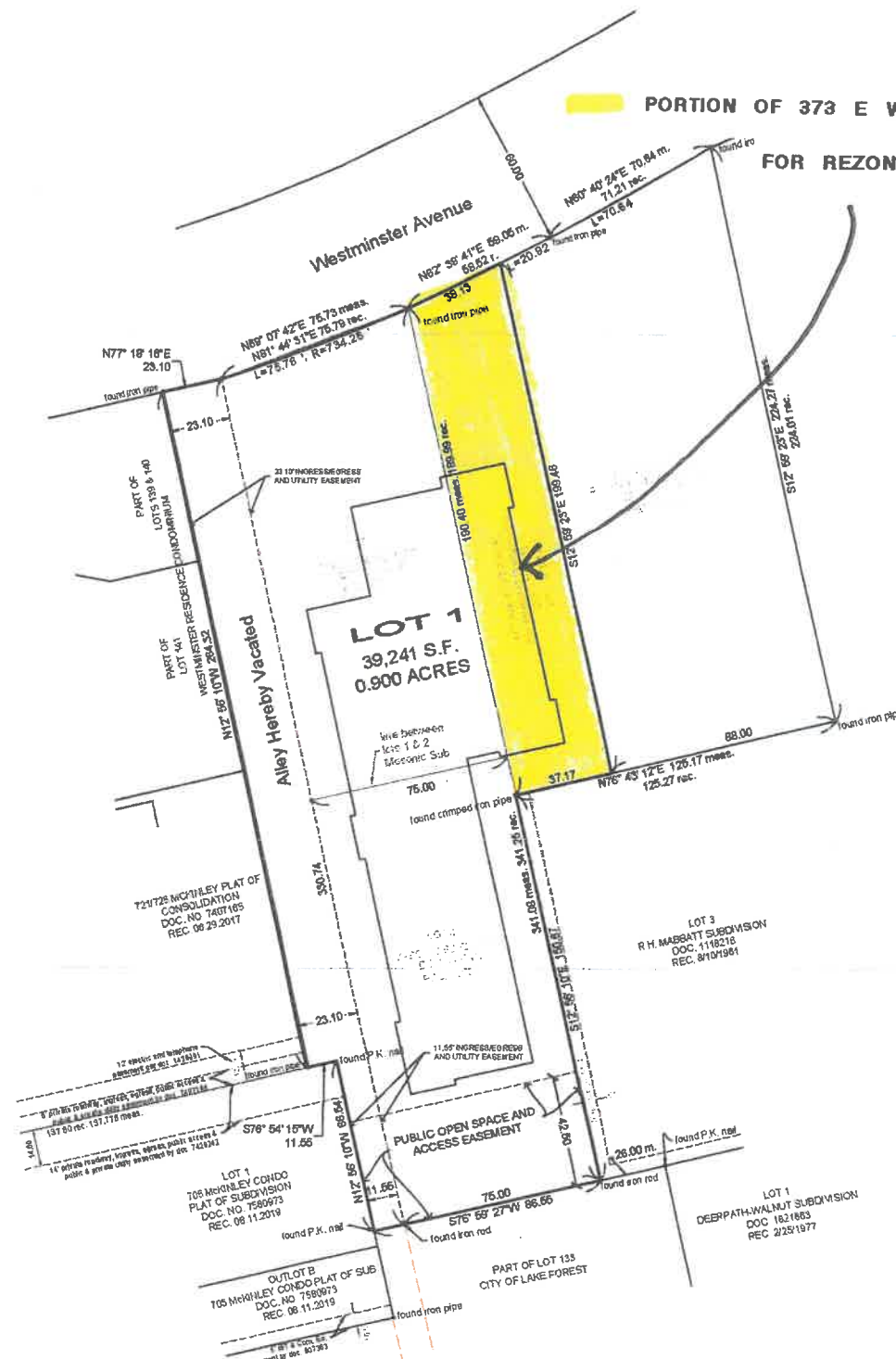
I further certify that the property shown hereon is not within a special flood hazard area as identified by the Federal Emergency Management Agency Community Panel No. 17087C0190K dated September 18, 2013. I also certify that the property included in this plat of subdivision is within the corporate limits of the City of Lake Forest, which has adopted an official Village Plan and is exercising the special powers authorized by Division 12 of Article 11 of the municipal code of the State of Illinois.

Additionally, in accordance with PA67-0705 (The Plat Act) I, do hereby grant permission to the duly authorized individual employed by the City of Lake Forest, Illinois, to submit this plat for recording purposes to the Office of the Recorder of Deeds in the County aforesaid, (a true copy of which has been retained by me to assure no changes have been made to said plat), provided a copy of this plat is sent to this office after recording.

Dated at Lake Forest, Illinois, this _____ day of _____, 2021.

Registered Illinois Land Surveyor 3591

PORTION OF 373 E WESTMINSTER PROPOSED
FOR REZONING FROM R-1 TO GR-3



STATE OF ILLINOIS } S.S.
COUNTY OF LAKE }

Approved by the City Surveyor and Engineer of the City of Lake Forest, Lake County, IL
this _____ day of _____, A.D. 2021.

Signed _____
City Surveyor and Engineer

STATE OF ILLINOIS } S.S.
COUNTY OF LAKE }

Approved by the Plan Commission of the City of Lake Forest, Lake County, Illinois
this _____ day of _____, A.D. 2021.

Signed _____
Chairman of said Plan Commission

STATE OF ILLINOIS } S.S.
COUNTY OF LAKE }

I, _____, Marshal and Collector of the City of Lake Forest,
Illinois, do hereby certify that I have examined the special assessment records of said
city and that I find that all deferred installments, now due, of outstanding unpaid special
assessments relating to the property included in this plat of subdivision have been paid.

Dated at Lake Forest, Illinois, this _____ day of _____, A.D. 2021.

Signed _____
Marshal of said City of Lake Forest

STATE OF ILLINOIS } S.S.
COUNTY OF LAKE }

Approved and accepted by the City Council of the City of Lake Forest,
Lake County, Illinois, this _____ day of _____, A.D. 2021.

Signed _____
Mayor
Attest _____
City Clerk

STATE OF ILLINOIS } S.S.
COUNTY OF LAKE }

I, _____, County Clerk of Lake County, Illinois, do hereby
certify that there are no delinquent general taxes, unpaid current general taxes,
delinquent special assessments or unpaid current special assessments against
any of the land included in the described plat. I further certify that I have
received all statutory fees in connection with this plat.

Given under my hand and seal of the County Clerk at Wheeling, Illinois.

This _____ day of _____, A.D. 2021.

Signed _____
County Clerk
Lake County, Illinois

PROJECT NO. 70-949-3
DECEMBER 19, 2020

BLECK
ENGINEERS & SURVEYORS

Upon recordation mail to:
City of Lake Forest
800 North Field Drive
Lake Forest, Illinois 60045
Owner Information:
351 Westminster, LLC
1800 N. Western Avenue
Lake Forest, IL 60045
BY: Todd Altounian, Its Manager

Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
7847.295.5200
www.blackeng.com

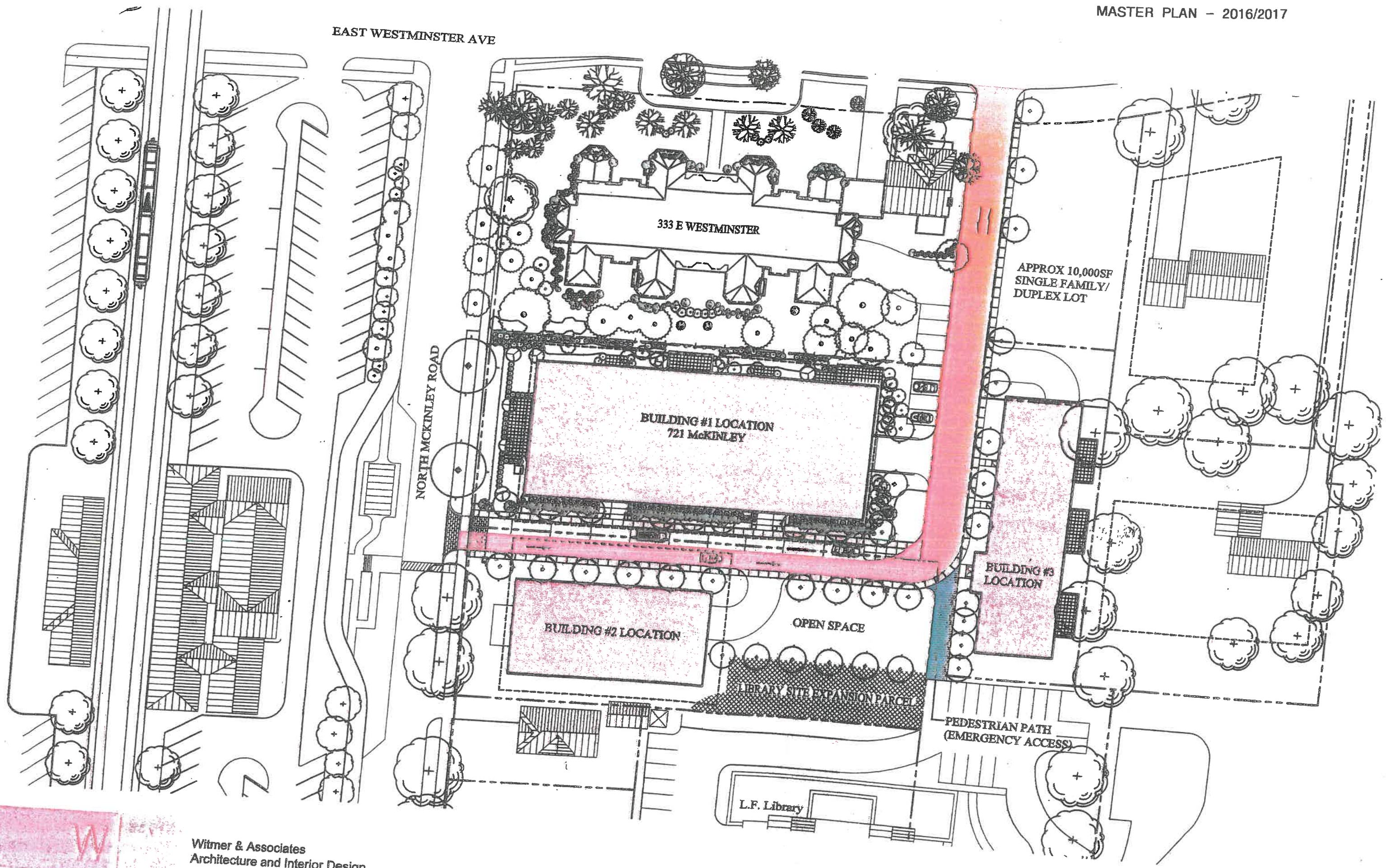


Background Information

- Master Plan
- Redevelopment Recommendations
 - Phase 3 Site Plan and Elevations

*On 12/11/2019 the Plan Commission voted 6 to 0
affirming that the site plan and three story building elevations
presented at that meeting were consistent with the Master Plan.*

EAST WESTMINSTER AVE



Witmer & Associates
Architecture and Interior Design
witmerandassoc.com

721 N MCKINLEY ROAD
Master Plan

ORIGINAL REDEVELOPMENT RECOMMENDATIONS

McKinley Road - Redevelopment Recommendations

As Modified by the Plan Commission on August 17, 2016

Overall Redevelopment Site

Access/Connectivity (walking, biking, vehicular)

- Promote walkability.
- Provide safe and welcoming pedestrian linkages to the site – make walking and biking safe and inviting for residents of the new development.
- Provide for safe access through the site to the Library.
- Minimize potential conflict points for vehicles and pedestrians/bicycles.
- Limit curb cuts on to McKinley Road.
- Consider a road system that benefits the larger area and serves the new development and existing development in a coordinated manner.
- Consider hardscape materials that slow traffic, add aesthetic value, and create a distinctive neighborhood.
- Consider variances from street standards (width, materials, curbs) if necessary to create a unique development.

Open Space/Public Realm

- Incorporate meaningful open spaces that relate to and serve as an amenity to the new buildings and to surrounding existing development.
- Enhance the streetscapes – limit curb cuts, provide inviting sidewalks, lighting consistent with the Central Business District and landscaping consistent with the landscape dominated streetscapes throughout the community.
- Streetscape character should be of high quality and consistent with the overall character of the Central Business District and surrounding neighborhoods.
- Require underground parking.
- Avoid use of the area for large surface parking lots.
- Incorporate opportunities for some shared parking throughout the redevelopment area.

Aesthetics/Visibility

- Encourage building massing that is respectful and secondary to historic Market Square, the Church on the corner of Deerpath and McKinley Road and the Library.
- Buildings should not exceed three stories. Consider a mix of two-story, two and a half story and three story buildings.
- Recognize that due to the topography change on the property from west to east, some leeway in building height may be necessary.
- Organize buildings along the streetscape to achieve a coordinated, intentional manner, avoid a fragmented streetscape appearance.
- Recognize the prominence of the McKinley Road streetscape as a counterpart to Market Square and as the buffer between the Central Business District and the single family neighborhoods to the east.
- Take advantage of view corridors: to the towers at Market Square, to the train depot, to the Library dome, to the Howard Van Doren Shaw Church.
- Require high quality architectural designs in a manner consistent with the significant historic buildings in this area.

- Require high quality exterior building materials, consistent with the City's adopted Design Guidelines.

Land Use

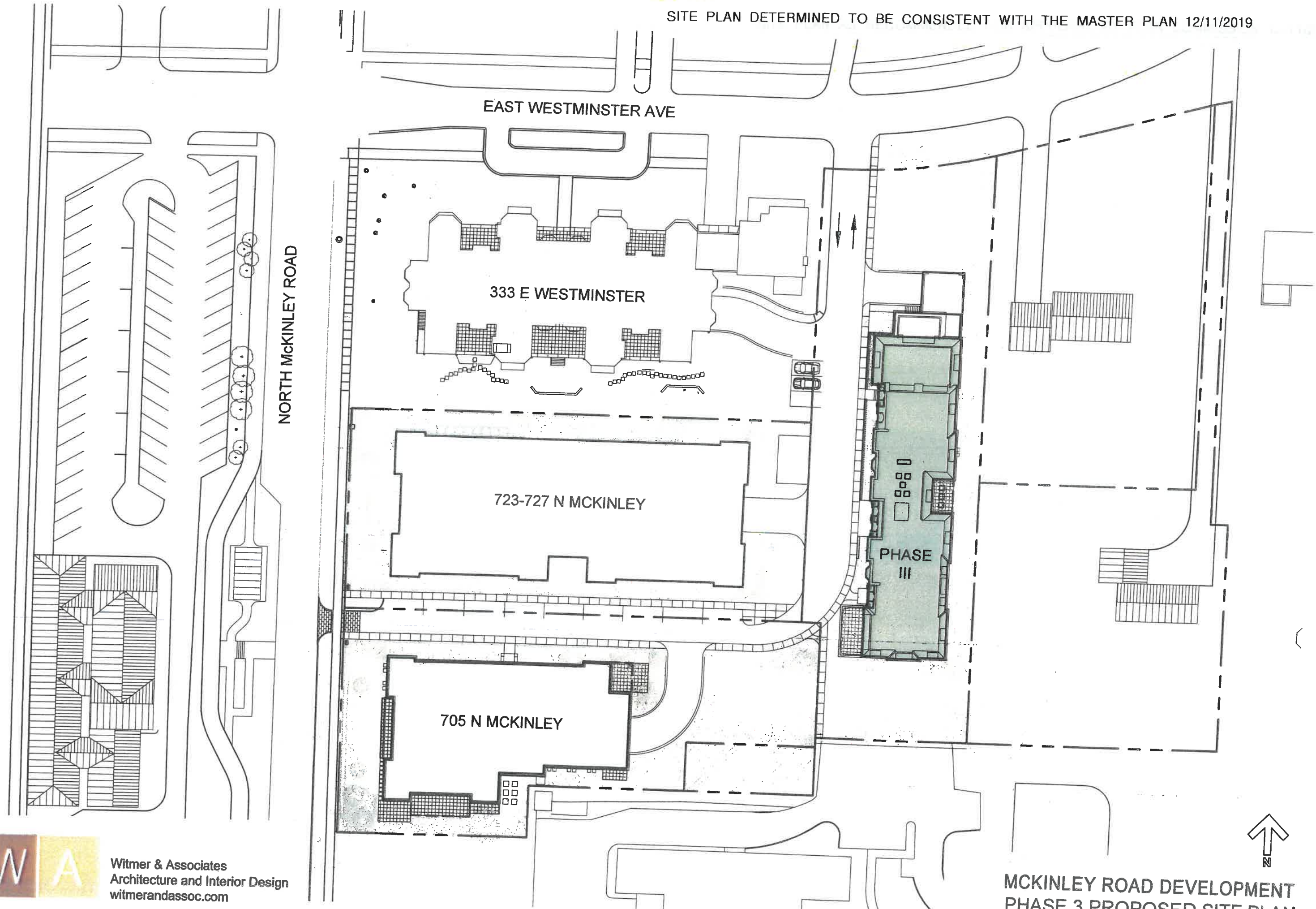
- Support residential uses and community uses in the area.
- Discourage commercial and office uses east of the railroad tracks.
- Encourage some variety in housing types and housing types that have the potential to attract residents of various ages.

Transition/Buffers

- Assure that the design provides appropriate buffers between the new buildings and existing uses.
- Consider operational and logistical needs of the Library, the Church and the existing condominium building in the design of the overall site plan.

City Property

- Encourage incorporation of the City site in the larger redevelopment area.
- Avoid isolating the City owned parcel for future, incremental development.
- Recognize that the City parcel and/or the adjacent City right-of-way, the alley, are critical to provide for well-designed circulation through the redevelopment area.
- Consider the use of the City property, or some portion of it, to improve circulation on the Library site, to provide for overflow parking and to provide green space to soften and buffer the north side of the Library.



Witmer & Associates
Architecture and Interior Design
witmerandassoc.com

MCKINLEY ROAD DEVELOPMENT
PHASE 3 PROPOSED SITE PLAN

- T/ ROOF
+136'-6"
- T/ THIRD FLOOR
+124'-0"
- T/ SECOND FLOOR
+112'-0"
- T/ FIRST FLOOR
+100'-0"
- T/ BASEMENT FLOOR
+90'-6"

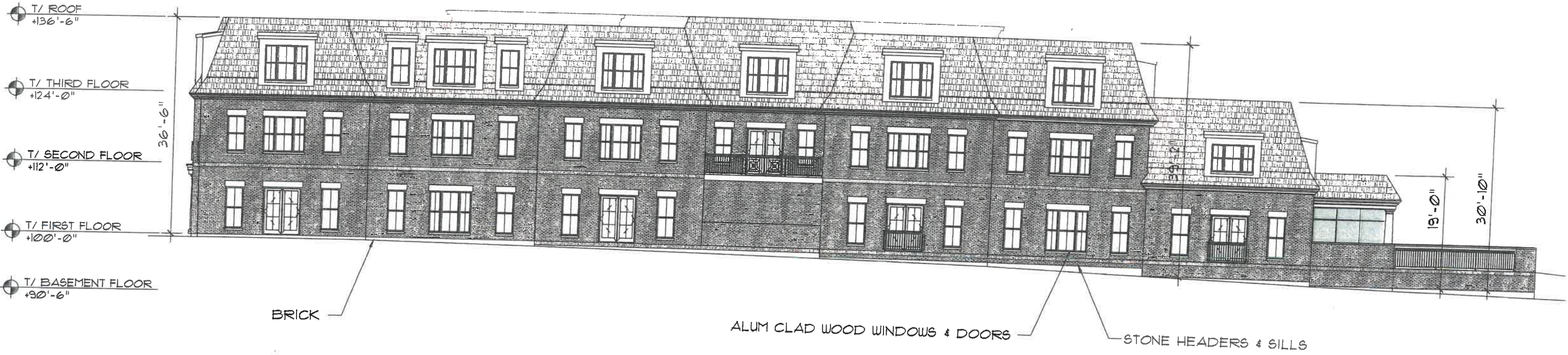


NORTH ELEVATION



SOUTH ELEVATION





EAST ELEVATION

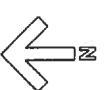
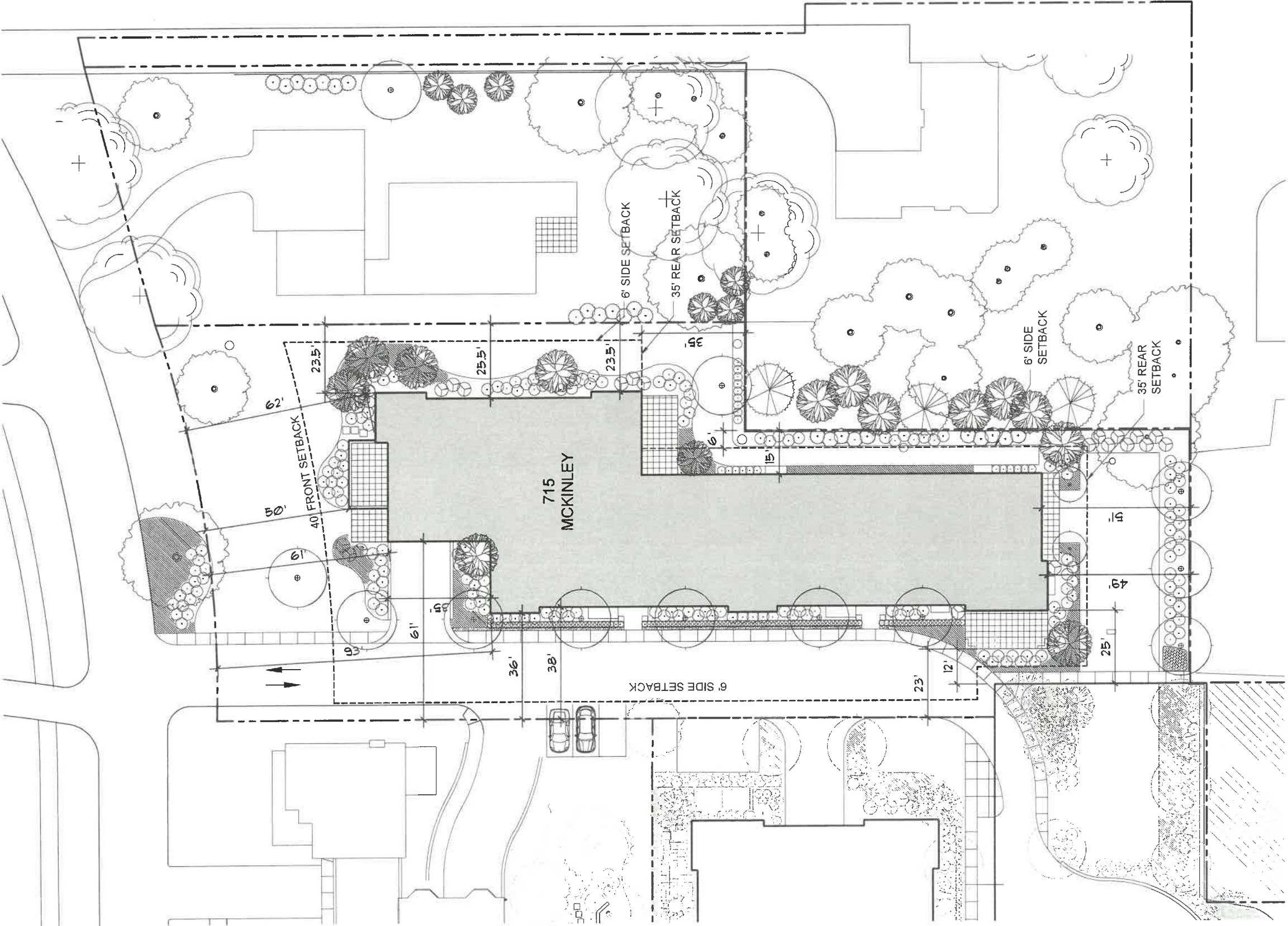




Additional Packet Materials
Plan Commission Meeting – March 10, 2021
Agenda Item 3

McKinley Road Redevelopment
Phase 3 of a Multi-Family Planned Development

Revised Site Plan – Reduction in Width of the Building and Porch
Revised Streetscape Plan – Building Widths Along Westminster



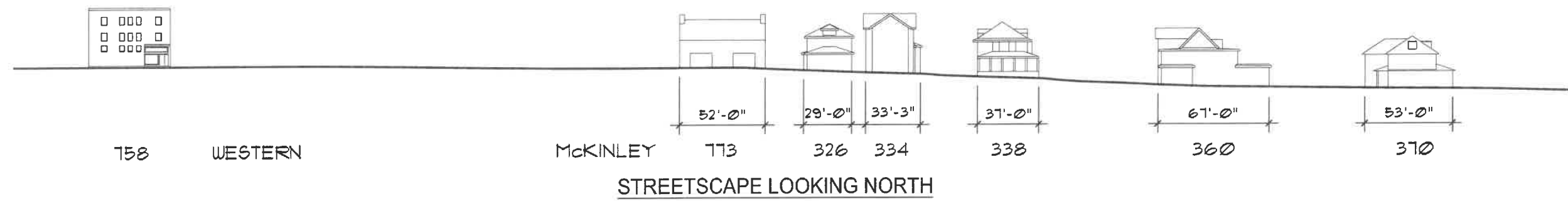
MCKINLEY ROAD DEVELOPMENT
PHASE 3 SITE PLAN

March 9, 2021

SCALE: 1"= 30'

Witmer & Associates
Architecture and Interior Design
witmerandassoc.com





PROPOSED PHASE 3 BUILDING

