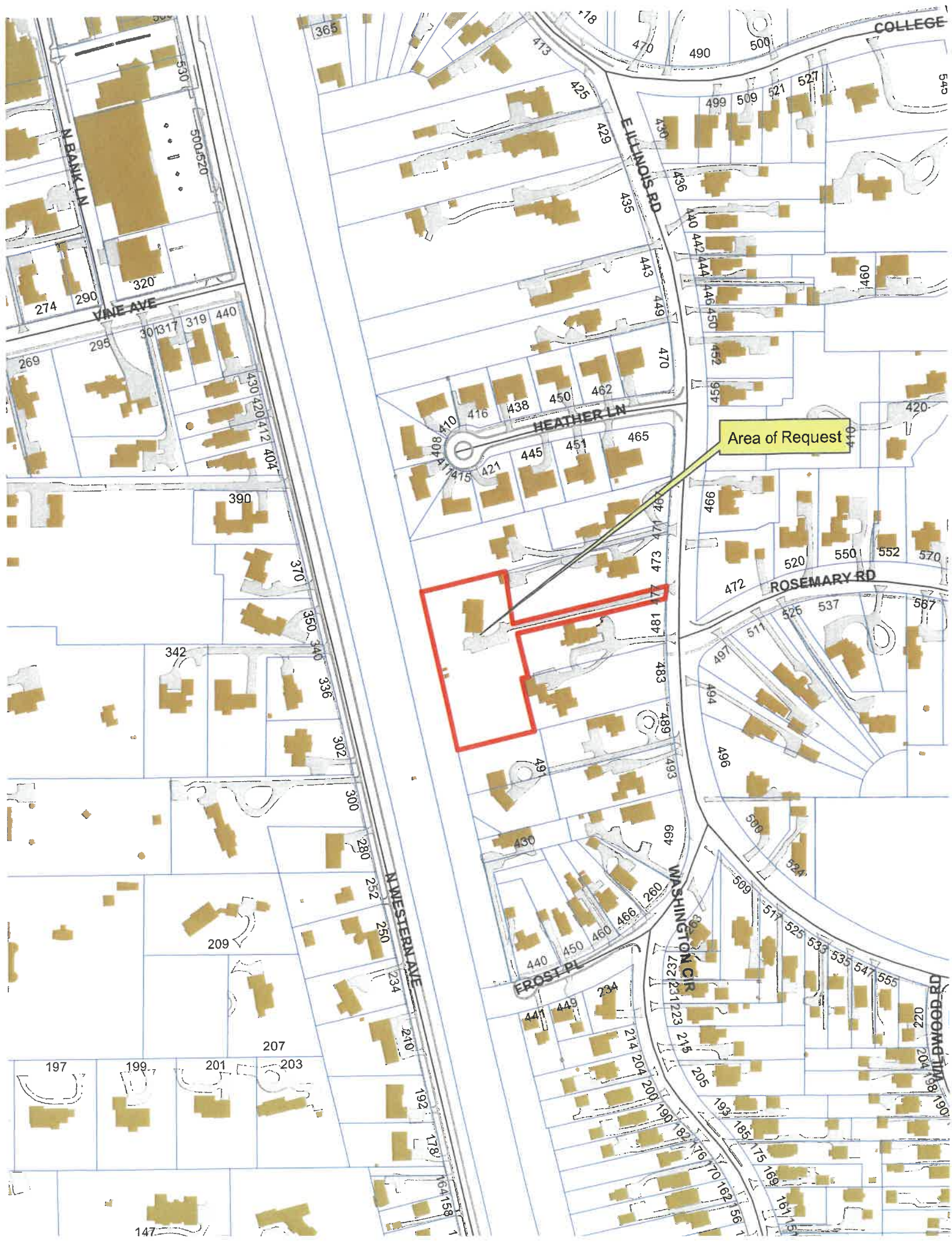


Plan Commission Meeting – April 14, 2021
Agenda Item 3

Sloan Resubdivision
Reconfiguration – No Additional Lots

Vicinity Map
Air Photo
Staff Report
Calvert Subdivision
Rasmussen's Resubdivision (previously approved)
Zoning Map

Materials Submitted by the Petitioner
Application
Statement of Intent
Plat of Resubdivision





Area of Request



STAFF REPORT AND RECOMMENDATION
Sloan Resubdivision – 2 Lots (no additional lots)

TO:	Chairman Kehr and Members of the Plan Commission
DATE:	April 14, 2021
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	Request for Approval of a Tentative and Final Plat of Resubdivision – 477 Illinois Road

OWNER

Rose A. Sloan
477 Illinois Road
Lake Forest, IL 60045

PROPERTY LOCATION

477 Illinois Road – a Lot in Depth

West side of Illinois Road, Near the
Intersection with Rosemary Road

ZONING

R-1 Single Family
Residence District/Local
Historic District

REPRESENTATIVES

Sean Sloan, Family Member
Michael Adelman, Attorney

Summary of the Request

This is a request for tentative and final approval of a plat of resubdivision for properties in the R-1 zoning district. The properties are in the City's Local Historic District but are not located within the Historic Residential and Open Space Preservation District. Therefore, no Special Use Permit is required.

The purpose of the resubdivision is to reconfigure two existing lots, incorporate an additional parcel of land, and re-align access and utility easements. No additional lots are proposed and no installation of public infrastructure is required as part of the proposed resubdivision.

Concurrent approval of the tentative and final plat is appropriate in this case because no public infrastructure improvements are necessary and no engineering plans are required. As with development of any vacant lot, complete drainage and grading plans will be required at the time a building permit application is submitted along with plans for a new house.

Background Information

The petitioner's statement of intent provides a detailed background of the property. The background information is summarized below.

The Sloan property is comprised of two lots in depth as it exists today. A lot in depth is defined in the City Code as:

A lot in which the width of the access area for ingress and egress is less than the minimum lot width required for a lot in the zoning district in which the property is located.

The minimum lot width required for a property in the R-1 zoning district is 75 feet. The Sloan property, at the Illinois Road street frontage, is 20 feet wide, the width of the driveway to the property. There are a limited number of other lots in depth on the west side of Illinois Road likely the result of the depth of some of the lots in this area. The depth of the lots on the west side of Illinois Road reflects the earlier idea that a public road could ultimately be constructed on the east side of the railroad tracks, to the rear of the lots fronting on Illinois Road. Construction of a road at that location never occurred and infill development was constructed on the rear portions of some of the lots over the decades.

The Sloan property was originally part of Lots 241 and 242 of the Lake Forest Plat recorded in 1857. In 1968, after City approval, the Calvert Subdivision was recorded, establishing a single lot in depth, today a portion of the Sloan property, from parts of the original Lots 241 and 242 and establishing the 20 foot access as it exists today. (A copy of the Calvert Subdivision plat is attached to this report as background.) The existing home on the site was constructed in 1968, after the recording of the subdivision plat.

The property was further subdivided in 1978 by the then owner, Mr. Rasmussen. After City approval, the Rasmussen's Resubdivision was recorded creating two lots in depth. (A copy of the Rasmussen's Resubdivision plat is attached to this report as background.) The southern lot of the Rasmussen's Resubdivision, Lot 2, has always been in common ownership with Lot 1 as it is today. Essentially Lot 2, and later the additional parcel to the south, have served as a large yard area for the existing home on the 477 Illinois Road property. Over the years, some improvements to the house, driveway and yard, including a shed, have encroached toward or on to Lot 2. Any improvements existing on the newly configured Lot 2 will need to be removed prior to the sale of Lot 2 into a separate ownership.

The Sloan's purchased the property in 1983, both Lots 1 and 2 of the Rasmussen's Resubdivision, and Sloan family members have resided in the house since that time. In 1986, the Sloans purchased additional property to the south of Lot 2, the rear portion of the property addressed as 483 Illinois Road. This land transfer occurred between the two private property owners, the Sloans and the Hallens who owned the 483 Illinois Road property at that time. The transfer of the parcel was not authorized or approved by the City through an administrative property line shift or other process however, new surveys were recorded with the County and the 483 property was later sold to new owners. As a result the transfer of the parcel in 1986, the 483 Illinois Road property today is nonconforming with respect to the setbacks and that is an issue that current and future owners of that property will need to deal with if there is a desire to improve the property.

Given the Sloans current desire to sell Lot 2, addressing or more accurately, correcting what is essentially a remnant parcel located south of Lot 2 of the Rasmussen's Resubdivision is appropriate to assure adherence with the current setbacks in the Code and to establish proper easements to serve Lot 2. The City does not have the opportunity at this point in time for undo the land transfer that occurred in the 1980's only the ability to properly document the parcel and establish appropriate setbacks and easements.

Present Request

As noted above, the Sloan's are requesting approval of a plat of resubdivision in preparation for the sale of the property. The proposed subdivision:

1. Expands the size of Lot 1 to the south to accommodate the existing improvements and to adhere to the current setbacks. The lot in depth setbacks were not in the Code at the time the Rasmussen's Resubdivision was approved.
2. Incorporates the parcel acquired by the Sloans in 1986 into Lot 2 to reflect the common ownership of the property, the prior land sale, and to eliminate the current remnant parcel status of the parcel.
3. Establishes the current lot in depth setbacks on both Lots 1 and 2.
4. Reconfigures the access and utility easements to reflect the reconfigured lots.

As proposed, Lot 1, exclusive of the easement, totals 31,850 square feet. The access easement on Lot 1 totals 9,500 square feet. Lot 2 totals 25,145 square feet. The minimum lot size for lots in depth in the R-1 zoning district is 16,250 square feet. Both lots as proposed exceed the required minimum lot size.

The current Code also requires a minimum lot width at the front yard setback line of 130 feet before a lot in depth can be created. However, in this case, the two lots in depth already exist by virtue of both the Calvert Subdivision which created the initial lot in depth and the Rasmussen's Resubdivision which created the second lot in depth. A new lot in depth is not being created so this Code provision has not effect in this case.

Although the Rasmussen's Resubdivision established 10 foot setbacks on both lots one and two, the resubdivision as now proposed reflects the current setbacks for lots in depth of 40 feet from all sides recognizing the relationship to neighboring properties.

The plat as presented provides a properly configured easement for both access and utilities to serve Lot 2.

Public Notice

Public notice of this hearing was provided in accordance with Code requirements and standard practices. Public notice was published in a newspaper of local circulation and mailed to property owners in the surrounding area. The agenda for this meeting was posted at various public locations and on the City's website. To date, staff has received one contact in response to the mailed notice regarding ongoing drainage issues on the east side of Illinois Road in the general vicinity of this petition. The concern was forwarded to the City's Public Works Department for follow up since it involves a matter not directly related to this resubdivision request.

Staff Recommendation

Recommend tentative and final approval of the resubdivision to the City Council subject to the following condition.

1. Prior to the recording of the plat of subdivision, all applicable fees shall be paid.

2. Prior to the issuance of a building permit for a new residence on Lot 2, all applicable impact fees shall be paid.

CALVERT SUBDIVISION

those parts of Lots 241 and 242 in Lake Forest according to the plat thereof recorded on July 23, 1857, in the south east 1/4 of Section 33, Township 44 North, Range 12 East of the 3rd Principal Meridian, City of Lake Forest, Lake County, Illinois, described as follows:

Parcel 1
That part of the southerly 1/2 of said Lot 241 and of the northerly 800 feet of said Lot 242 in Lake Forest lying easterly of the easterly right-of-way line of the Chicago North Shore and Milwaukee Railway

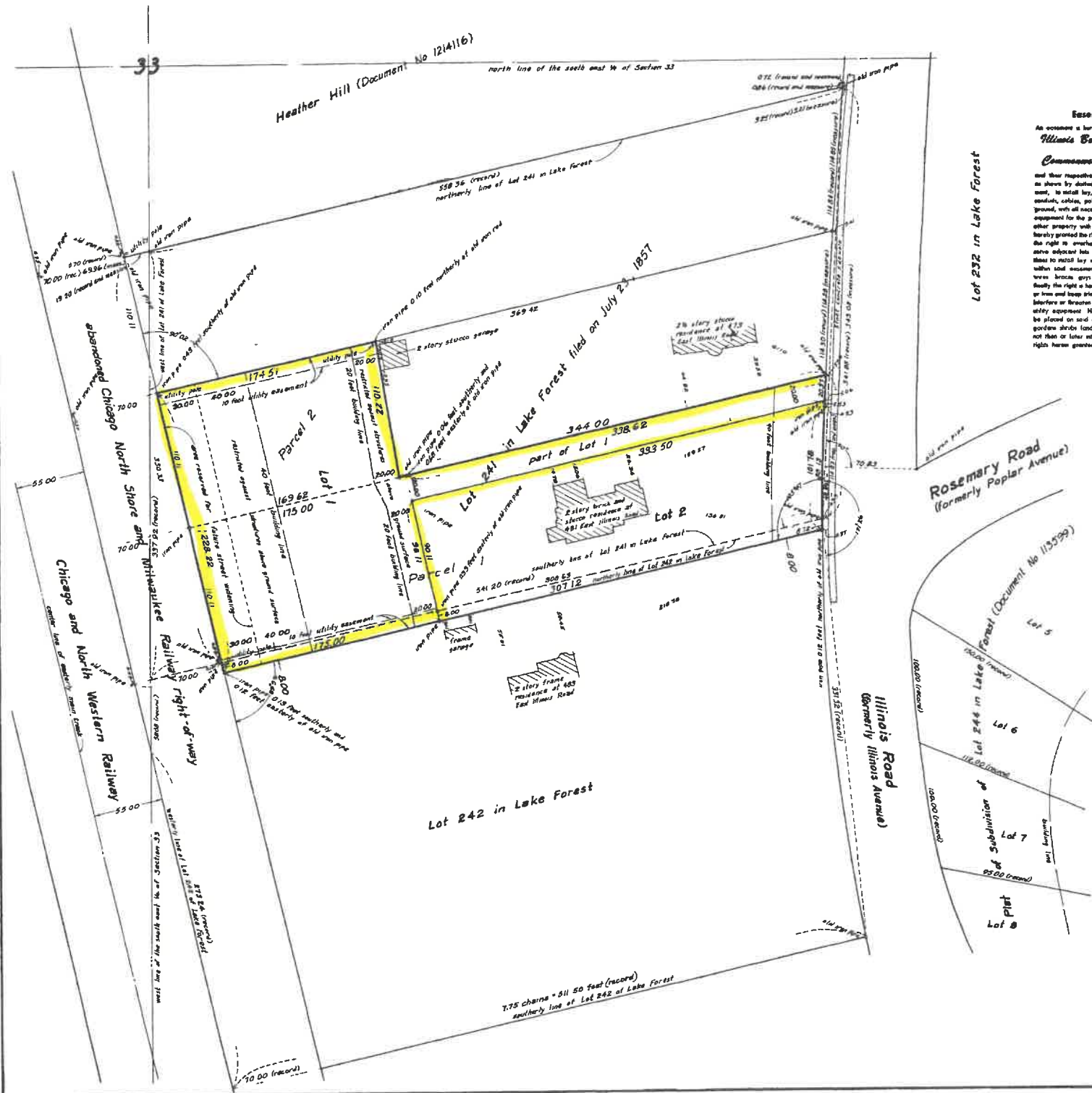
Parcel 2
That part of the southerly 1/2 of the northerly 800 feet of said Lot 241 in Lake Forest lying easterly of said easterly right-of-way line of the Chicago North Shore and Milwaukee Railway except that part of said southerly 1/2 of the northerly 800 feet of Lot 241 described as follows: beginning at the northeasterly corner of said southerly 1/2 of the northerly 800 feet of Lot 241 in Lake Forest, thence westerly along the northerly line of said southerly 1/2 of the northerly 800 feet of Lot 241, 369.42 feet, thence southerly along a straight line 110.22 feet, more or less, to a point on the southerly line of said northerly 800 feet of Lot 241, 344.00 feet westerly of the southeasterly corner thereof, thence easterly along said southerly line of the northerly 800 feet of Lot 241, 344.00 feet to the southeasterly corner thereof; and thence northerly along the easterly line of said Lot 241 in Lake Forest 114.28 feet, more or less, to the corner of beginning

scale 1 inch = 40 feet
graphic scale in feet

All dimensions hereon shown unless it is otherwise noted are given feet and decimal parts thereof. Lot 1 hereon shown shall not be resubdivided unless the owner's consent therefor conforms to the City of Lake Forest private road standards at the time of such resubdivision.

Mr. George R. Lyon
481 East Illinois Road
Lake Forest, Illinois

from the office of
James Anderson Company, Inc.
Engineers and Surveyors
556 North Western Avenue
Lake Forest, Illinois



Easement Provisions

An easement is hereby reserved for and granted to the
Illinois Bell Telephone Company
and the
Commonwealth Edison Company

and their respective successors and assigns within the area as shown by dotted lines on the plat and marked "Easement", to install, lay, construct, repair, operate and maintain conductors, cables, poles and wires, overhead and underground, with all necessary bracing, guy, anchors and other equipment for the purpose of serving the subdivision and other property with telephone and electric service also a hereby granted the right to use the streets for said purposes, the right to erecting all lots with aerial service wires to serve adjacent lots the right to enter upon the lots of all those to install lay conductors, cables, poles and wires, with all necessary bracing, guy, anchors and other equipment, and finally the right a hereby granted to cut down and remove or trim and have trimmed any trees, shrubs or saplings that interfere or threaten to interfere with any of the said public utility equipment. No permanent buildings or trees shall be placed on said easement, but trees may be used for garden shade landscaping and other purposes that do not then or later interfere with the aforesaid uses or the rights herein granted.

CALVERT SUBDIVISION - APPROVED 1968

State of Illinois } ss
County of Lake }

In behalf of James Anderson Company, Inc., we as Illinois Registered Land Surveyors do hereby certify that we have surveyed, subdivided, staked, and platted the property described in the caption of this plat. We do further certify that we have permanently monumented as shown hereon the several corners of each of the two lots hereby created and that this plat is a correct representation of the surveying and staking of the subdivided property.

We further certify that no part of the property covered by this plat of subdivision is situated within 500 feet of any surface drain or watercourse serving a tributary area of 640 acres or more.

We 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 City plan and is exercising the special powers authorized by Division 12 of Article II of the Illinois Municipal Code.

dated at Lake Forest, Illinois, this 6th day of April, 1968

James Anderson Company, Inc.

by James Anderson, Inc.
President of said Company and as Illinois
Registered Land Surveyor No 175

attest Carl E. Barlow
as Assistant Secretary-Treasurer of said Company and
as Illinois Registered Land Surveyor No 35-1673

(Corporate seal)

State of Illinois } ss
County of Lake }

We, George R. Lyon and Mary S. Lyon, each in his or her own right and as husband and wife, both being of the County of Lake in the State of Illinois, do hereby certify that we are the legal owners of the property described in the caption of this plat and shown hereon as subdivided and that we have caused said property to be surveyed, subdivided, staked, and platted as shown hereon for the purpose of having this plat, regarded as provided by law dated at Lake Forest, Illinois, this 6th day of April, 1968

George R. Lyon
George R. Lyon, owner
Mary S. Lyon
Mary S. Lyon, owner

State of Illinois } ss
County of Lake }

Carl E. Barlow, a Notary Public in and for the County of Lake in the State of Illinois, do hereby certify that George R. Lyon and Mary S. Lyon, husband and wife, respectively, personally known to me to be the same persons whose names are subscribed to the foregoing certificate of ownership, appeared before me this day in person and acknowledged that they individually and personally and as such husband and wife executed said ownership certificate as their free and voluntary act and deed for the purpose and use therein set forth.

given under my hand and notarial seal this 6th day of April, 1968

Carl E. Barlow
Notary Public

My notarial commission expires on October 20, 1968

(Notarial seal)

State of Illinois } ss
County of Lake }

I, Truman G. Garretson, County Clerk of the County of Lake in the State of Illinois, do hereby certify that I find no unpaid current general taxes, no delinquent general taxes, no unpaid forfeited taxes, no redeemable tax sales, and no delinquent special assessments against the property included in this plat of subdivision. I do further certify that I have received all statutory fees due the County of Lake in connection with the annexed plat dated at Waukegan, Illinois, this 16th day of April, 1968

Truman G. Garretson
County Clerk of said County of Lake

(County Clerk's seal)

reviewed by the Zoning Committee of the Board of Supervisors of the County of Lake in the State of Illinois this 17th day of April, 1968

Clarence B. Bowers
Chairman of said Zoning Committee of
the Board of Supervisors

State of Illinois } ss
County of Lake }

I, George I. Wenban, Collector of the City of Lake Forest, Lake County, 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 1st day of May, 1968

George I. Wenban
Collector of said City of Lake Forest

approved by the Plan Commission of the City of Lake Forest, Lake County, Illinois, this 15th day of April, 1968

James J. Ziegler
Chairman of said Plan Commission

approved and accepted by the Council of the City of Lake Forest, Lake County, Illinois, this 6th day of May, 1968

William K. Paget
Mayor of said City of Lake Forest

attest James J. Ziegler

(Corporate seal)

JAMES ANDERSON CO INC
Office Record
Order No. 110222
Plotted by R. Anderson
Date April 30, 1968
File No. 9-6-1652

APR 1 1944
191152
Original at this
institution's office
- See No. 191152
- See No. 191152
- See No. 191152

LOTS 1 & 2 IN THIS RESUBDIVISION
ARE NOT TO BE SUBJECT TO
FUTURE RESUBDIVISION



Connecticut Edition Company

and
Messrs Ball Brothers Company, Granters.

check respective notebooks and notes, jointly and severally, to hand, operate, maintain and remove, from time to time, the property above within the dotted lines as marked on the attached plan, together with the facilities used in connection with overhead and underground transmission and distribution of electricity and communications, and the right to erect and maintain on the property above, within the dotted lines on the plan and on the adjacent "Easement", and the property designated on the plan for service and alterations, together with the right to hand, operate, maintain or use or under the service of each lot, to erect, alter or remove any building, and to use or under the service of each lot, any wire or service lines, and to use or under the service of each lot, any required incident to the rights herein granted, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over easement facilities or on or over the property within the dotted lines marked on the attached plan, and no building shall be erected on the "Easement", without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner as to interfere with the proper operation and maintenance thereof.

I, Gance Amy Stead COUNTY CLERK OF THE COUNTY OF LAKE IN THE STATE OF AFORESAID, DO HEREBY CERTIFY THAT I FIND NO UNPAID CURRENT GENERAL TAXES, NO UNPAID DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO REDEEMABLE TAX SALES, AND NO DELINQUENT SPECIAL ASSESSMENTS AGAINST THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION. I DO FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES DUE THE COUNTY OF LAKE IN CONNECTION WITH THE ANNEXED PLAT.

FEES DUE THE COUNTY OF LAKE IN CONNECTION WITH THE ANNEXED PLAT.
DATED AT WAUKEGAN, ILLINOIS, THIS 19th DAY OF April 1918 A.D. 1918.

COUNTY CLERK OF LAKE COUNTY

CHAIRMAN OF SAID ZONING COMMITTEE
OF THE BOARD OF SUPERVISORS

I, GEORGE HANSEVELT, COLLECTOR OF THE TOWN OF LAKE FOREST, LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE SPECIAL ASSESSMENTS, RECORDS OF SAID TOWN, 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.

INCLUD
DATED AT Lehi Forest, ILLINOIS THIS 13th DAY OF June A.D. 1974.

~~Collector of said~~

APPROVED BY THE PLAN COMMISSION OF THE CITY OF LAKE FOREST, LAKE COUNTY,
ILLINOIS THIS 14TH DAY OF MARCH A.D. 1970.

CHAIRMAN OF SAID PLAN COMMISSION

APPROVED AND ACCEPTED BY THE COUNCIL OF THE City of Lake Forest,
LAKE COUNTY, ILLINOIS, THIS 3rd DAY OF April, A.D. 1915.

ATTEST: CITY CLERK Greg J. Jil MAYOR OF San Francisco
CORPORATE SEAL

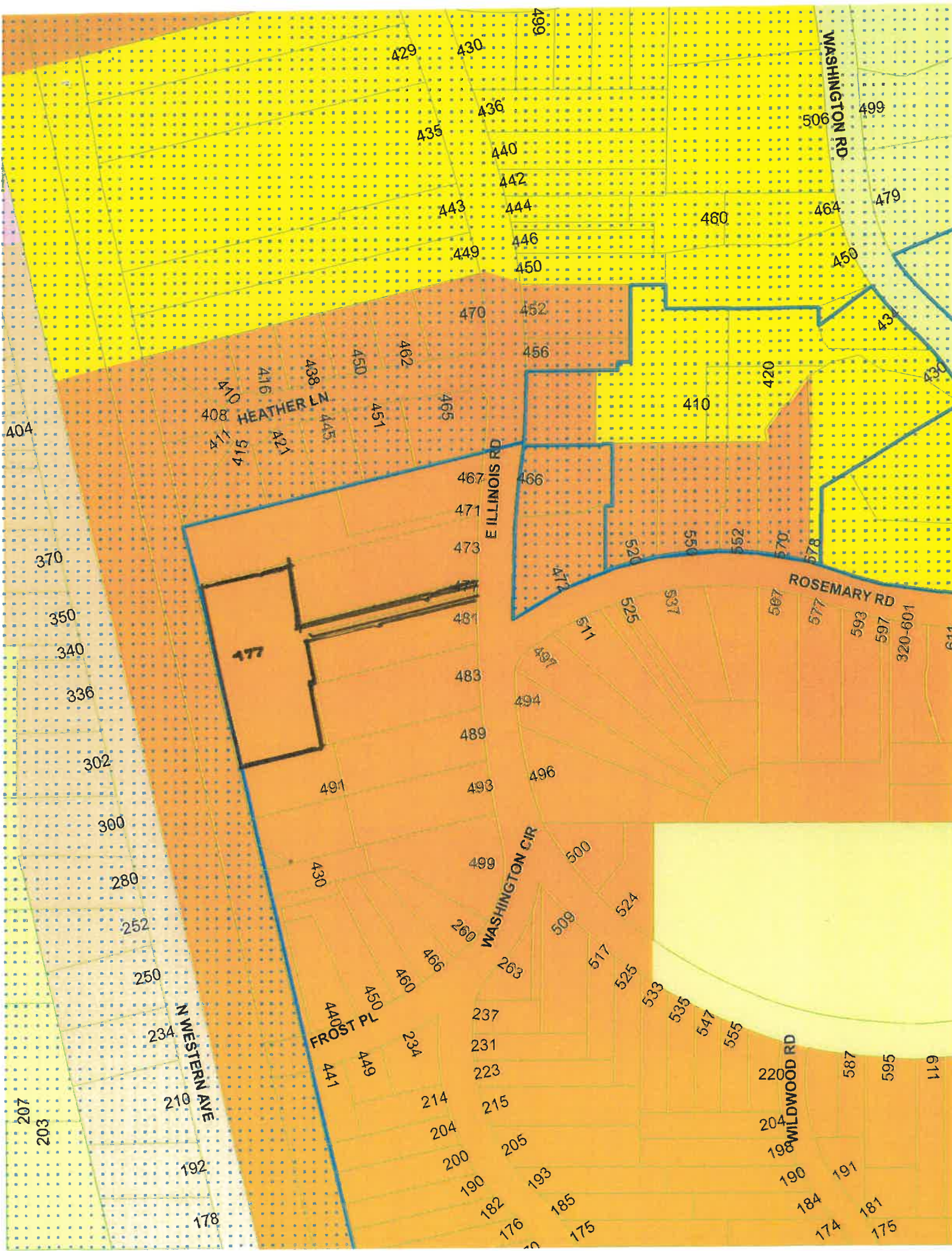
CORPORATE SEAL

I, PAUL F. MISTURAK, A REGISTERED ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID RESUBDIVISION. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECT AT A TEMPERATURE OF 68° FAHRENHEIT. I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OF RESUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE ALSO THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF A VILLAGE WHICH HAS ADOPTED A CITY PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED.

DATED THIS 16TH DAY OF June A.D. 1977.

PAUL F. MISTURAK
REGISTERED ILLINOIS LAND SURVEYOR
NO. 3679

ORDER NO 771695





Applicant	Date
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APPLICANT'S REPRESENTATIVES

ENGINEER Rob A. Ross

FIRM James Anderson Company

ADDRESS 920 W. North Shore Dr.
Lake Bluff, IL 60044

PHONE 847-295-3322

WETLAND CONSULTANT _____

FIRM _____

ADDRESS _____

PHONE _____

LAND PLANNER _____

FIRM _____

ADDRESS _____

PHONE _____

TRAFFIC CONSULTANT _____

FIRM _____

ADDRESS _____

PHONE _____

ATTORNEY Michael R. Adelman

FIRM Attorney at Law

ADDRESS 1190 W Old Mill Road
Lake Forest, IL 60045

PHONE 847-615-0210

LANDSCAPE ARCH. _____

FIRM _____

ADDRESS _____

PHONE _____

ARBORIST _____

FIRM _____

ADDRESS _____

PHONE _____

PRESERVATION CONSULTANT _____

FIRM _____

ADDRESS _____

PHONE _____

MICHAEL R. ADELMAN

ATTORNEY AT LAW

1190 W. OLD MILL ROAD, LAKE FOREST, ILLINOIS 60045-3714
TEL: 847-615-0210 FAX: 847-574-5974 EMAIL: MRAdelman@comcast.net

April 2, 2021

Lake Forest Plan Commission
c/o Ms. Catherine Czerniak
Director of Community Development
City of Lake Forest
800 N. Field Drive
Lake Forest, IL 60045

RE: Two (2) Lot R-1 Single Family Residence Subdivision Application
Proposed *Sloan Re-Subdivision (or Rose A. Sloan Re-Subdivision)*
477 Illinois Road – 1.53 Acres
Owners – Rose A. Sloan

Dear Cathy and Plan Commission Members:

This Statement of Intent is submitted in conjunction with and is an integral component of the above-captioned owner's Plan Commission Application for Tentative and Final Plat Approval for a two-lot R-1 residential Subdivision under the City's ordinances, Chapter 156, §156.026. Please include it with the Staff Report for Plan Commission deliberation.

This Subdivision Application is made on behalf of Sean Sloan, the son of the owner of the above captioned property, his mother Rose A. Sloan.

This petition involves the effective consolidation of an existing 2-lot subdivision with a third contiguous vacant parcel of land and re-subdividing the aggregate into a newly configured two-lot subdivision approximately 50% larger. In large measure, this petition is a "house-keeping" matter tidying up a long overdue loose end from the 1980s.

The Owners/Applicant

The subject property was purchased by James B. and Rose A. Sloan in 1983 from the Rasmussen family. James Sloan passed in 2017 and Rose A. Sloan is the sole Owner and resides in the residence. The Applicant is Rose's son, Sean Sloan, on behalf of his mother.

History of the Property

In 1968 the Plat of the Calvert Subdivision of Lots 241 and 242 in Lake Forest was approved and recorded on May 7, 1968. In that year, the existing house Mrs. Sloan resides in was originally constructed. The residence is approximately 3,820 square feet of gross floor area and 3,291 square feet net of the garage.

Lake Forest Plan Commission

c/o Ms. Catherine Czerniak, Director of Community Development, City of Lake Forest

April 2, 2021

Page 2 of 3

In 1978 the Rasmussen family then owned the property and created the two-lot Rasmussen's Resubdivision of the Calvert Subdivision recorded April 19, 1978. Lot 1 in Rasmussen's Resubdivision contained the residence and 20 foot wide private driveway to Illinois Road. Lot 2 was situated to the south of and contiguous to Lot 1 and was provided access via an easement over the driveway appurtenant to Lot 1.

In 1979 the Rasmussen's hired Strenger Plumbing of Lake Forest to reconfigure utilities under the driveway such that both Lot 1 (with the 1968 residence) and Lot 2 (vacant Lot to the south) were provided separate copper water services and their own sanitary sewers. **See Exhibit A.**

In 1983 James and Rose Sloan acquired the subject property in its entirety (both Lots 1 and 2) from the Rasmussen's.

In 1986 the Sloans additionally purchased a parcel of land which was the backyard of 483 Illinois Road then owned by Ken and Jean Hallen. That parcel of vacant land approximates 20,246 square feet (R-1 zoning requires a minimum lot size of 16,250 square feet). Herein the "loose end" lies...

§156.007(A) Exceptions of Lake Forest City Code pertaining to subdivisions of land provides for contiguous lot owners to transfer property from one to the other under a "property line shift", or "yard swap", providing that no new additional lots are created and none become non-conforming as a result of such shift or swap. There are no records evidencing that the Sloans and the Hallens got the City to formally participate in and approve this land transfer. Consequently, we submit these properties to the Plan Commission in order to "clean up" and formalize this matter.

Site Plan of Proposed Subdivision

The Lake County Assessor's Office lists the subject property as having 1.6115 GIS acres. Our recent surveying of the property indicates it contains approximately 1.5277 acres, which is 66,547 square feet. Let's simply agree on the latter measurement.

It is the Applicant's desire and intent to create a new two-lot subdivision from all three parcels set forth above combined; namely from Lots 1 and 2 in Rasmussen's 1978 Subdivision of Calverts 1968 Subdivision combined with the Hallen's 1986 back yard swap.

The new Lot 1 would remain with the existing 1968 residence situated on 32,958 SF of land, and also included the 8,479 SF of shared driveway. The new Lot 2 would contain approximately 25,110 SF of land area, and, access and all utilities would be provided via an easement over/under Lot 1's driveway.

Under the City's Building Scale Ordinance, Lot 2 would be allowed up to 4,255 square feet of floor area to be constructed in a new residence thereon. This maximum size would be in keeping and compatible with the Lot 1 residence and surrounding homes. The subject property

Lake Forest Plan Commission

c/o Ms. Catherine Czerniak, Director of Community Development, City of Lake Forest

April 2, 2021

Page 3 of 3

does not appear to be located within the Historic Residential and Open Space Preservation zoning overlay.

Lot 2 as proposed is essentially 100% mowed lawn with no trees whatsoever within, or in close proximity to, the proposed building envelope. There are no wetland areas on either of the lots.

Conclusion

This petition is for the purpose of obtaining formal approval of a two-lot subdivision and completing the process started by the Sloans in 1986 when they acquired the backyard of 483 Illinois Road from the Hallens.

We look forward to working with you and commencing the public hearing process.

Very truly yours,

A handwritten signature in black ink that reads "Michael R. Adelman". The signature is written in a cursive, flowing style.

Michael R. Adelman

tbm/MRA

Exhibits Attached

