

**Plan Commission Meeting – February 10, 2021**  
**Agenda Item 3**

**Property Location: Southeast Corner of Everett and Waukegan Roads**  
**Mixed Use Development – Professional Office and Commercial Building**

Staff Report and Recommendation  
Vicinity Map  
Traffic Engineers' Memos

**Material Submitted by the Petitioner**

Application  
Neighborhood Context Map  
Revised Site Plan – Highlighting Area of Change  
Revised Site Plan  
Revised Site Plan – Illustrated  
Site Plan – From January 13, 2021 Meeting



## STAFF REPORT AND RECOMMENDATION -- Revised

TO:	Chairman Kehr and members of the Plan Commission
DATE:	February 10, 2021
FROM:	Catherine J. Czerniak, Director of Community Development
SUBJECT:	<i>New Commercial/Office Development - SE Corner Waukegan and Everett Roads</i>

### **Property Owner**

1015 LLC and 1045 LLC  
Carmin Iosue 65%  
Luke and Nicole Mertens 14%  
Joshua Iosue 7%  
Megan Iosue 7%  
Joseph Iosue 7%

### **Property Location**

Southeast Corner –  
Waukegan/Everett Roads

### **Zoning District**

B-1 – Neighborhood Business  
District

Applicant: Iosue Investments, LLC (Developer)  
1025 W. Everett Road  
Lake Forest, IL 60045

Representative: Jack Frigo, Real Estate Advisor  
Various consultants

### **Summary of the Request**

This is a request for approval of a new development on the southeast corner of Everett and Waukegan Roads. The petition includes: review of the overall site plan and proposed uses for conformance with the B-1, Neighborhood Business District; consideration of variances from the setback along Waukegan Road for the southwest corner of the building and from parking requirements; and consideration of a Special Use Permit for a drive thru for a coffee shop or similar business and to permit professional offices on the first floor of a new office building. The Special Use Permit will incorporate the various approvals requested.

### **Open Aspects of the Project from the January 13, 2021 Plan Commission Meeting**

At the January 13, 2021 meeting, the Plan Commission continued consideration of the petition with direction to conduct further study on the following two items:

- Reconsider the northern access point on Waukegan Road, the right in/right out access. Is it necessary?
- Reconsider the configuration of the parking area located to the south of the coffee shop and north of the right in/right out access.

The Commission directed that both of the points above be considered with two goals in mind; safety and improving upon the parking situation.

Since the January meeting the traffic engineer engaged by the property owner and the City's traffic engineer have met, reviewed additional iterations of the plan, and prepared memorandums in support of the right in/right out access point from both safety and efficient circulation perspectives

and in support of the revised plan as now presented. Based on direction from the two traffic engineers, the site plan now presented for Commission action reflects the following.

- The right in/right out access remains and was considered to be important to the success of the development from the property owners perspective and important from safety and traffic circulation perspectives from the traffic engineers' perspectives.
- The right in/right out access was adjusted slightly to comply with IDOT geometric standards.
- A landscaped median was added to separate the inbound and out bound traffic and to prevent entry into the parking area through the exit.
- The parking lot located directly north of the right in/right out access is reconfigured to locate the entry into this parking area away from the right in/right out access to Waukegan Road.
- An exit only is provided in the southwest corner of this parking lot to minimize congestion in the lot.
- The pedestrian path through the center of this parking area is removed.
- Three parking spaces are gained.

The revised site plan is included in the Plan Commission's packet in several iterations. First, with the area of change highlighted; second, in a black and white version and third, as an illustrated site plan. The site plan as presented to the Commission at the January meeting is also included in the packet.

*The following information is repeated from the January 13, 2021 report.*

**Prior Activity on this Petition**

In September, 2020, the Plan Commission considered this petition and approved a motion to continue the petition and the public hearing with an indication of overall support for the project and with direction to the petitioner and staff. In response to the Commission's direction:

On January 6, 2021, the Building Review Board considered the design aspects of this petition at a public hearing and voted unanimously in support of the project including the requested height variance. The Building Review Board's approval is subject to some further detailing and refinement around various aspects of the project including: the signage and lighting plans, samples of exterior materials and colors, details on various architectural elements. These aspects will be reviewed by the Board as further design development is completed.

The parking, overall site details and landscaping are further detailed on the updated plans.

The Traffic and Parking Study was reviewed by the City's independent Traffic Engineer. His comments are summarized below.

- The elimination of some of the existing curb cuts is an "excellent example of access management".
- The developer will need to continue to coordinate with IDOT as the plans are finalized and construction proceeds.
- The internal circulation pattern helps to distribute site traffic efficiently to/from the proposed access drives.
- The drive thru vehicle stacking lane provides sufficient capacity for the anticipated coffee shop use.
- The extensive landscaping will need to be reviewed prior to planting to assure that adequate sight triangles are provided near the access points along the roadways.

- The Engineer concurs with anticipated traffic volumes used in the study.
- The Engineer concurs with the strategy of use of the off site commuter lots and other existing lots for off site employee parking.

Prior to the January meeting, the petitioner modified the site plan to include additional parking spaces.

### **Background**

The property proposed for redevelopment is about one and a half acres in size and is configured in an L-shape with the narrower portion of the site at the southeast corner of Everett and Waukegan Roads. The southern portion of the site, the bottom of the “L”, is wider and borders residential developments to the east and south. Since the Commission last considered a development proposal for this site, the land was purchased by the owner of the adjacent property, the 1025 Everett Road office building. With the parcels now in a single ownership as they were many years ago, the plan is to incorporate two new buildings and the existing office building into a single campus-type development with shared parking and access, green space and pedestrian connections.

Presently, the site is about 80% impervious surface with no significant landscaping along the streetscapes and little buffer from the adjacent residential properties. Redevelopment of this site has long been anticipated and will enhance the southern entrance to Lake Forest and the Waukegan Road/Settler’s Square business and provide increased services to residents in the surrounding areas. The proposed development provides perimeter landscaping to soften the transition between the commercial property and the adjacent residential developments.

### *History*

For many years, this property was owned by the Wilson family and was formerly the site of an Amoco gas station and the Pasquesi garden supply store. Both businesses vacated the site in 2008 and the site has been unoccupied since that time. The gas station building and the underground fuel tanks were removed from the site a number of years ago.

In 2008, the City approved a plan for redevelopment of this site with retail and service businesses. A drug store with a drive thru for a pharmacy was proposed on the southern part of the site, a smaller, multi-tenant commercial building was proposed on the northern end of the site, at the corner. Due to the economic downturn, the redevelopment of the site as approved in 2008 did not proceed.

In 2011, the property was acquired by IP Properties, the local Stuart family, as a long term investment. In 2015 and 2016, the Plan Commission considered a petition for a gas station, car wash and convenience store on this property. That proposal did not receive approval due to the industrial nature of the use and the potential for off site impacts including noise, lights, traffic congestion and early morning and late night activity.

In 2019, Iosue Investments purchased the property and completed some cleanup of the site including removal of the former Pasquesi garden store building. Mr. Iosue and his partners were the perfect buyers for the site because they have the ability to combine this site with the office parcel to the east which is approximately 30,000 square feet creating an overall development parcel of approximately 2.3 acres. With the larger, combined site, there are opportunities for improved access to the overall site and for the various buildings to share services and amenities.

### **Review of Proposed Site Plan**

The petitioner proposes to construct two new buildings on the site as described in the letter included in the Commission's packet. A three story medical office building on the southern portion of the site and a small commercial building near the corner of Everett and Waukegan Roads. When completed, the overall development site will include two office buildings, one exists on the adjacent site today, and a commercial building intended for a coffee shop or similar business.

### **Key Issues**

#### **❖ Comprehensive Plan**

As the Plan Commission is aware, the Comprehensive Plan Chapter pertaining to the Waukegan Road/Settlers' Square Business District was recently updated. This site is identified as an "Opportunity Area" for mixed use development. The proposed development includes offices of varying sizes for predominately medical professionals but there are also opportunities for other types of office uses in the existing building. The plan also includes a small commercial building which is identified by the petitioner as being designed for a coffee shop tenant.

The proposed development is consistent with several of the Fundamental Concepts of the Comprehensive Plan for this area.

*Comprehensive Plan: Encourage a balance of different types of commercial uses recognizing that retail and restaurant businesses require support from professional offices, located nearby to add to the customer base.*

*Comprehensive Plan: Provide flexibility; the ability to incorporate various types of uses along Waukegan Road to create synergy and a vital business district.*

The plan as proposed will bring medical professionals, administrative staff and patients into this area. Those coming to the new development are likely to eat lunch, pick up dinner or take advantage of services available in the area before, after or during their work day.

*Comprehensive Plan: Limit uses in the district to those that are low impact non-industrial in nature with respect to noise, lighting levels, late night activity, public safety, congestion, odors, exhaust and mechanical equipment.*

The proposed plan is non-industrial in nature. The uses proposed are primarily daytime uses with some evening activity. The proposed uses do not generate excessive noise or exhaust, all mechanical equipment for the buildings will be fully screened from view.

The Building Review Board will review a detailed lighting plan to verify that all lighting is directed down and on to the site, that light fixtures fully obscure the light source, and that as determined to be appropriate, drop down shields are installed on parking lot lights near the residential property lines. An after hours reduced lighting plan for the overall site and the building will be required to document that lighting levels will be reduced as activity on the site diminishes in the evening and that through the night, only safety and security lighting is in use.

*Comprehensive Plan: Encourage partnerships, collaboration and cooperation among businesses, institutions and professional offices in the district.*

Shared use of parking spaces is an example of cooperation between nearby property owners. Making use of parking that is utilized only on a limited basis to meet the demands from neighboring

developments that may operate at other times, encourages pedestrian activity through the area and avoids overbuilding parking overall.

*Comprehensive Plan: Reserve land for future right-of-way dedication as redevelopment occurs along Waukegan and Everett Roads as determined to be necessary by IDOT and the City Engineer to meet future road improvement needs.*

The petitioner has been proactive in communicating with IDOT and the City about planned roadway improvements. The plan as presented reserves the land needed for future right-of-way.

The intersection improvement project is designed, a copy of the plan is attached to this staff report for the Commission's information. Based on the approved design, it appears that Federal funding for a portion of the project will likely be secured to allow the project to move forward. The project involves the addition of a right turn lane on southbound Waukegan Road and the addition of a right turn lane on eastbound Everett Road. The right turn lane on Everett Road will extend west, across the railroad tracks, to provide for significant stacking. The addition of the right turn lanes is intended to allow traffic to flow more smoothly through the intersection. This intersection project has been in the queue with Federal and State agencies and with Metra for quite some time however, the project still appears to be two to three years out.

Additional width will be added to the Everett Road right of way along the north edge of the proposed development. The developer, Mr. Iouse, has already agreed to transfer the required land area to the City to support the project and the property lines on the proposed site plan reflect the land transfer. This added width will facilitate turning movements eastbound on to Everett Road from Waukegan Road. In addition, the existing left turn stacking lane for vehicles traveling westbound on Everett Road will be extended to the east to provide additional space for queuing and to facilitate left turns into the development site.

*Comprehensive Plan: Encourage outlots, close to the streetscape to increase visibility and awareness of the business district.*

Both of the proposed buildings are close to the street and will have a streetscape presence. Although parking on the site will be visible from the roadway, the parking lot will not be first and foremost on the site. The buildings are designed to attract attention, the smaller commercial building is designed to relate to the more traditional buildings on the north side of Everett Road and the existing office building to the east. The new three story medical office building is designed in a more contemporary style, while still relating to the more traditional buildings through design elements and materials. The medical office building is intended to catch people's attention as they approach the business district from the south.

*Comprehensive Plan: Encourage below grade/ low structure parking as redevelopment occurs to meet parking needs. Minimize the expanse of surface parking lots to provide opportunities for increased density and intensity of use.*

Parking under the office building was considered by the petitioner but was determined to not be feasible. However, surface parking on the site is not maximized. Employees will be required to walk some distance to off site parking spaces. In return, there are some expanded opportunities for green space and pedestrian walkways on the site in an effort to achieve the desired campus-like character.

*Comprehensive Plan: Provide transition/ buffer areas for adjacent residential uses. Direct the placement of delivery and trash areas away from neighboring homes.*

Landscape buffer areas are provided along the east and south perimeter of the development site, adjacent to the residential areas. More detailed information is needed from the petitioner to confirm the size of the landscaped areas however they appear appropriately sized to support vegetation. A six foot fence is proposed along the property lines shared with the neighboring residential developments.

Trash collection areas are limited and well screened. Although the trash area for the office buildings is located along the east property line, a vegetative buffer is provided between the trash area and the fence along the property line and importantly, the trash generated by office buildings is low volume and non-offensive. A loading zone is provided along the north side of the new office building, overall deliveries will be limited due to the type of uses in the development.

*Comprehensive Plan: Direct all exterior lighting downward and require fixtures to shield the source of light to avoid off site impacts on adjacent residential properties. Reduce lighting levels after business hours.*

Lighting will be reviewed by the Building Review Board.

The proposed development is consistent with the Comprehensive Plan designation for the property, with the fundamental concepts of the Plan, and with the directives for this particular site.

#### ❖ Zoning

The purpose of the B-1 district as stated in the Zoning Code is as follows:

*The B-1 Neighborhood Business District is designed to accommodate small retail and service businesses required to meet the frequently recurring needs of residents in adjacent or nearby residential areas.*

The proposed mixed use development will add a medical office building to this long vacant corner along with a small commercial building. Both of these uses will add to the overall vitality of the area by attracting employees, patients and customers. The development is on a prominent corner, at the southern entrance to the business district. Development of the site with well designed buildings and a well landscaped streetscape, and with relatively low impact uses, responds to the input heard from the community over the past several years about this site.

The following requirements in the B-1 Zoning District are applicable to this development.

*Setbacks.* Front and corner side yard setbacks of 20 feet are required in the B-1 Zoning District. The 20 foot setback line is shown as a light red dashed line on the colored site plan in the Commission's packet. The development fully complies with the 20 foot setback along Everett Road. It is important to note that the 20 foot setback is measured from the *new* property line as shown on the plan, anticipating the dedication of right-of-way to the City to allow increased width of Everett Road.

The small, commercial building at the corner fully complies with the 20 foot setback.

A small portion of the west façade of the medical office building encroaches into the 20 foot setback along Waukegan Road; a small portion of the center element and a portion of a sun shade. ***A variance is requested.*** The southwest corner of the medical office building encroaches into the required 20 foot setback slightly, a distance that, at the point of furthest encroachment, does not exceed four feet.

*Lot Coverage.* The B-1 District allows buildings to cover up to 30% of the entire land area. The Code provides for a development bonus allowing coverage of up to 45% through the issuance of a Special Use Permit. The buildings as proposed in this development cover 18% of the entire site.

*Open Space.* The B-1 District requires 15% of the site to be open space. The landscaping will cover 17% of the site. Currently, the site is almost devoid of any landscaping.

*Perimeter Buffering.* The Code does not establish a specific setback distance for parking lots from adjacent residential properties, but does require that the parking lots be adequately screened by landscaping, fencing or both. A landscape strip of approximately 8 to 10 feet is planned along the east and south property lines along with a six foot fence.

*Screening of Trash Enclosures.* The trash area is located generally along the farthest east property line. Information on the treatment of this enclosure and the pickup procedures and times should be explained in detail to allow an understanding of the potential impacts, or lack thereof, on the adjacent residential areas.

❖ **Safe and efficient ingress and egress.**

As noted above, a Traffic and Parking Study was prepared and reviewed by the City Engineer as noted above.

A total of three access points to the entire 2.3 acre site are proposed.

- A full access is proposed at the southwest corner of the site, on to Waukegan Road. This access will accommodate full turning movements.
- An access with limited turning movements, right in and right out, is proposed between the medical office building and the smaller building, on Waukegan Road. This access is set away from the intersection but for safety, left turn movements in to or out of the site are not permitted.
- A third access point is located at the northeast corner of the entire 2.3 acre site. This access point already exists at the entrance to the 1025 Everett Road office building. This access will continue to allow full turning movements. By consolidating the existing office building site with the larger site, the access on Everett Road is moved significantly away from the intersection, a great benefit to the site. The left turn stacking lane for westbound Everett Road will be elongated in this area, extended to the east to facilitate turning movements into the development site.

Bicycle racks are provided on the site at two locations to support and encourage alternative modes of transportation.

❖ **Parking**

Based on the revised site plan submitted, 117 parking spaces are provided on the site, six of those are accessible spaces. Based on the Code requirements, 43 additional on site spaces are required.

The petitioner proposes to meet the parking demand through use of existing off site parking. The petitioner provided an additional statement addressing how the off site parking needs will be addressed as well as the acceptability of off site parking to existing and proposed tenants.

Variances from the required number of parking spaces have been granted to developments in the Waukegan Road/Settler's Square Business District in the past. Conditions of other Special Use Permits require employees of North Shore Medical and Forest Square to park in the public parking



lot on the west side of the railroad tracks if sufficient parking is not available for customers and businesses on site. Monthly or annual permits are available for the public lots and parking fees can be paid on a daily basis, from a mobile phone, as well. Although remote parking will require employees to walk a block or so, the distance is likely no greater than the distance walked by employees at the hospital from their cars to the building.

In the case of this petition, as noted above in this staff report, early consideration was given to providing underground parking for the new medical office building however, the cost of doing so made the economics of the project problematic. The petitioner or the petitioner's representative may be able to provide more background on the discussions to date and decisions about parking.

### ❖ ***Drive Thru***

As noted above, the petitioner is requesting approval of a drive thru for the small commercial building near the corner to support a coffee shop. The City Engineer reviewed the Traffic and Parking Study and confirmed that the stacking provided is appropriate for the anticipated coffee shop use. The geometrics of the drive thru were also reviewed and although some minor adjustments may be necessary as the details of the engineering plan are finalized, there is sufficient room to accommodate the drive thru as reflected on the site plan.

The Code requires that a drive thru be authorized through a Special Use Permit. Often, Special Use Permits are issued to specific businesses however in this case, the Special Use Permit is requested by the property owner and the property owner will be responsible for full compliance with the limitations of the Permit and assuring that only a coffee shop type business uses the drive thru. Any other type of business proposed to use the drive thru, including a fast food establishment or a bank, will require further public review and the issuance of a new Special Use Permit if determined to be appropriate.

The anticipated hours of operation of the drive thru are 5:30 a.m. to 8 p.m.

The following **findings** are offered in support of the requested drive thru.

1. Ingress and egress points are located in a manner that minimizes safety hazards for pedestrians and vehicles. The current plan eliminates several existing curb cuts closest to the intersection. Reducing the number of curb cuts limits the number of potential conflict points for pedestrians and vehicles.
2. The comprehensive site plan provides for pedestrian pathways through and along the development site. The pedestrian paths are separated to the extent possible from the drive-thru and are clearly identified.
3. The drive-through facility is sited, configured and screened in a manner that is consistent with the character of the area. Perimeter landscaping and enhancements are proposed as part of the development along the drive thru land and at the intersection. The drive thru lane is in part screened by the building. The site design in combination with the planned landscaping serve to minimize the visual impacts of the drive thru on the streetscape.
4. The drive thru as proposed does not interfere with on street traffic. The access points to the overall development are set apart from the drive thru lane.

### ❖ ***Special Use Permit***

As noted above, a Special Use Permit is required to authorize professional offices on the first floor, a drive thru and parking and a setback variances as detailed above.

The following **findings** are offered in support of the Special Use Permit.

1. The proposed use will not be detrimental to or endanger public health, safety, morals, comfort or general welfare. The proposed uses, a small retail building and a medical office building will not generate excessive traffic, noise, odors, light or after hours activities. Ingress and egress points are located to minimize safety hazards for pedestrians and vehicles. The current plan eliminates several existing curb cuts closest to the intersection. Reducing the number of curb cuts limits the number of potential conflict points for pedestrians and vehicles.
2. The proposed use will not be injurious to the use and enjoyment of property in the immediate vicinity or substantially diminish property values. The site has been an eyesore for an extended period of time. The proposed use is an appropriate transitional use adjacent to the residential neighborhoods to the east and south. The neighboring residential development will be enhanced from the current conditions with the planned installation of a solid fence and landscaping including canopy trees.
3. The use will not impede the normal and orderly development and improvement of the surrounding properties. The majority of properties in the area are developed. The proposed use and site development will enhance the entrance to the Waukegan Road and Settlers' Square Business District and the overall streetscape creating interest and signaling that passersby are entering an active area.
4. The exterior architectural appearance of the buildings and overall site has been review and endorsed by the City's Building Review Board.
5. Adequate utilizes and roadways exist to support the proposed development Stormwater management will be improved across the site. Areas of the that currently run off uncontrolled with be directed and managed.

### **Public Comment**

Public notice of this petition was provided by the petitioner in accordance with applicable requirements. A notice was sent by certified mail to surrounding property owners by the petitioner. Representatives of the petitioner also directly contacted some residents, business/property owners and representatives of St. Patrick's and St. Mary's. The petitioner had planned to have a neighborhood meeting however, in the interest of public health, the meeting was not held.

Notice of the public hearing was also mailed by the Community Development Department to surrounding properties and the a notice was published in the local newspaper. The agenda for this meeting was posted at various public locations and on the City's website.

No additional written correspondence was received after the January meeting.

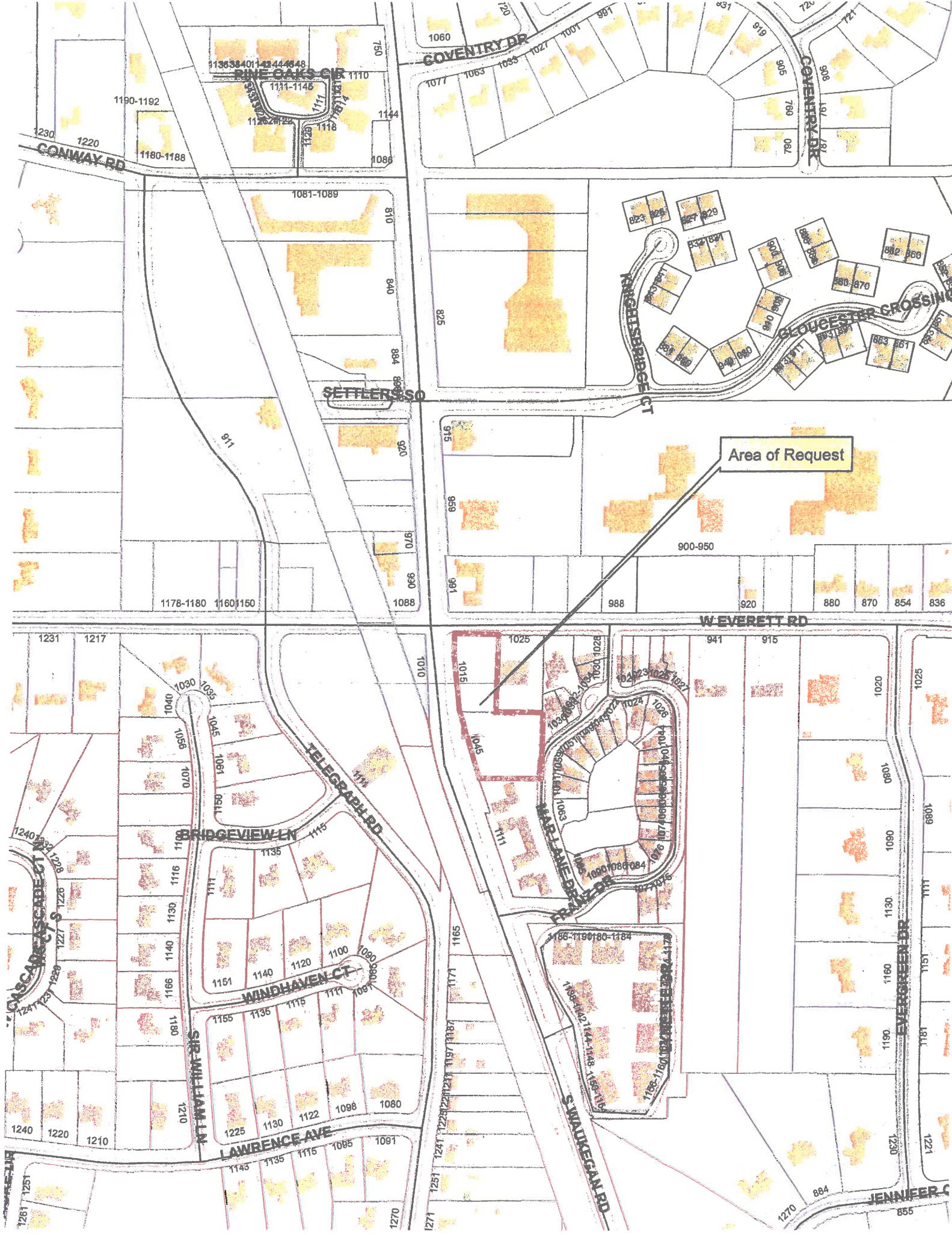
### **Staff Recommendation**

Recommend approval of a Special Use Permit based on the findings presented in this staff report authorizing redevelopment of the southeast corner of the Waukegan and Everett Roads intersection with a small retail building and a three story medical office building and specifically authorizing:

1. Professional offices on the first floor of an office building in the B-1 District.
2. A drive thru facility for a coffee shop type business only.
3. A variance to allow a small portion of the southwest corner of the medical office building to encroach no more than four feet into the required 20 foot setback.
4. A variance from the required parking standard of four spaces per 1,000 square feet of building area to allow a parking ratio of 2.87 spaces per 1,000 square feet in combination with off site parking agreements and the availability of a public permit parking lot for employees within walking distance to the site.
5. Approval of the overall site plan.

The recommendation is conditioned on the following:

1. The property owner either directly or through the tenants, shall be responsible for assuring that a plan for off site parking is developed. Parking for employees, customers and patients is prohibited on residential streets.
2. Sightline studies shall be prepared for the ingress and egress points to and from the development and shall be subject to review and approval by the City Engineer. On an ongoing basis, vegetation in the areas of the ingress and egress points shall be managed to maintain adequate sightlines.
3. A lighting reduction plan shall be provided and will be subject to review and approval by staff to avoid light impacts during after business hours on the neighboring residential properties.



MEMORANDUM TO: Iosue Investments, LLC  
c/o Jack Frigo (Frigo & Company)

FROM: Brendan May, PE  
Senior Consultant

Luay R. Aboona, PE, PTOE  
Principal

DATE: February 2, 2021

SUBJECT: Site Access Evaluation  
Southeast Quadrant – Waukegan Road with Everett Road  
Lake Forest, Illinois

This memorandum summarizes the results and findings of an access evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed right-in/right-out access drive that will serve the proposed development to be located in the southeast quadrant of the intersection of Waukegan Road with Everett Road in Lake Forest, Illinois.

The purpose of this evaluation is to determine the adequacy of the proposed right-in/right-out access in providing efficient access to the site taking into account the modifications to the parking field located immediately south of the proposed coffee shop as illustrated in the site plan dated February 1<sup>st</sup>, 2021 prepared by Teska Associates, Inc.

Overall, the provision of the proposed right-in/right-out access drive on Waukegan Road will be beneficial and important for the viability of the site based on the following:

- It will provide convenient access for the customers of the coffee shop that are primarily diverted from the existing traffic on Waukegan Road which is critical for the viability of these type of uses.
- It will provide direct access for traffic approaching from the south on Waukegan Road to the proposed coffee shop and the existing 1025 Everett Road building without traversing the main parking field serving the proposed medical office.

- By minimizing the volume of traffic traversing the main parking field serving the proposed medical office building, it will reduce the interaction between coffee shop and medical office vehicle traffic thus enhancing pedestrian safety within the main parking field for the medical office.
- It will provide for more direct access to the trash enclosures and will provide additional access for emergency vehicles.

The redesign of the parking field located immediately south of the coffee shop and proposed right-in/right-out access drive will be adequate based on the following:

- The proposed barrier median along the right-in/right-out will ensure that inbound vehicles from Waukegan Road will operate under free flow conditions eliminating the potential for traffic backups onto Waukegan Road.
- The proposed barrier median along the right-in/right-out access drive will ensure outbound movements from the parking field located immediately south of the coffee shop will be restricted to right turns out thus not conflicting with inbound traffic from Waukegan Road.
- The right-in/right-out access drive will be designed to IDOT standards to enforce its restriction to right turns only.



## Memorandum

625 Forest Edge Drive, Vernon Hills, IL 60061

TEL 847.478.9700 ■ FAX 847.478.9701

[www.gha-engineers.com](http://www.gha-engineers.com)

To: **Cathy Czerniak**  
City of Lake Forest

From: Bill Grieve

Date: January 26, 2021

Subject: ***Proposed Commercial Redevelopment  
Waukegan Road (IL 43) @ Everett Road – SE Corner  
Lake Forest, Illinois***

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At the recent Plan Commission meeting, two site plan issues were raised that Gewalt Hamilton Associates, Inc. (GHA) has reviewed. We offer the following comments for your consideration.

1. Is the right in/right out access necessary or could this site function with just two access points, one at the east end and one at the south end?

**Response:** This is actually two separate questions, as each movement should be considered separately:

- The right turn in is important to keep, as it provides convenient access to the proposed coffee shop. Without the right turn in, customers would have to circulate through the whole site when they enter from the south end. The Institute of Transportation Engineers (ITE) suggests that 65% of coffeeshop business could be “pass-by” in nature, with customers already driving on Waukegan Road and Everett Road stopping on their way to and/from work. The inconvenience could negatively impact the customer decision to stop at this location versus a different coffeeshop.
- The right turn out is important to keep for exiting site traffic destined to the north on Waukegan Road. Without the right turn out, vehicles would have to traverse back to the south across the front door of the medical office building (MOB), which is undesirable from traffic operations and pedestrian safety aspects.

2. Does the parking area just to the north of the right in/right out access function properly from a safety perspective and a usability perspective?

**Response:** The revised site plan prepared by Teska dated January 22, 2021 improves both safety and traffic operations in the influence area of the right turn in/out drive on Waukegan Road. Reasons include:

- Access to the parking area just to the north has been relocated to the east side of the internal circulation aisle instead of its previous location along the right turn in/out drive. This is important as these parking spaces will have higher turnover associated with coffeehouse customers.
- A right out only exit is provided at the west end of the parking area to help avoid coffeehouse customers from getting “stuck” in the parking aisle. It should be remembered from the previous discussion that a large percentage of customers could be destined back to the north on Waukegan Road. A barrier median will be extended through the right turn in/out access past the right out only parking aisle exit so as to discourage illegal vehicle turns into the parking area.



**Application for Plan Commission Review  
Special Use Permit - Central Business District – New Use**

**PROPERTY**

**ADDRESS** 1015-1045 S. Waukegan Rd.

**ZONING DISTRICT** B1

**EXISTING USE** Vacant Land

**PROPOSED USE** 1015 - Retail Store with Drive-Through (2,200 SF – Coffee Shop)  
1045 - Medical Office Building (25,485 SF three-story building)

**EXPANSION OF EXISTING USE** YES NO-XX

**VARIANCE REQUIRED**

YES-XX (Special Use for Drive-Through)  
**Medical Office Building Variances:**  
Height Variance  
Parking Variance  
Waukegan Rd. Setback Variance (1'-2")

**APPLICANT**

Name: Iosue Investments, LLC

Address: 1025 W. Everett Rd.  
Lake Forest, IL 60045

Phone: 847-295-8922

Relationship to Property: Developer for Owner  
(Owner/Tenant/Attorney)

**PROPERTY OWNER** (if different from applicant)

Name: 1015 owned by: 1015 LLC  
1045 owned by: 1045 LLC

Address: Same as Applicant

**BENEFICIAL INTERESTS**

Corporation \_\_\_\_\_ (see exhibit A)  
Partnership XX (see exhibit B)  
Trust, land or other \_\_\_\_\_ (see exhibit C)

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

**SIGNATURES**

  
Owner: Carmine Iosue

August 27, 2020

  
Applicant: Carmine Iosue

August 27, 2020

[Type here]





## FRIGO & COMPANY

707 SKOKIE BLVD., SUITE 600  
NORTHBROOK, ILLINOIS 60062  
TELEPHONE: (847) 940-2200  
FACSIMILE: (847) 940-3735  
EMAIL: jack@frigocompany.com

**DATE:** January 6, 2021

**FROM:** Jack Frigo

**RE:** Iosue Investments, LLC – Lake Forest Development Team

**Developer/Owner:** Iosue Investments, LLC (Carmine Iosue and Luke Mertens)  
1025 W. Everett Rd., Lake Forest, IL 60045  
847-295-8922  
[carmine@iosueassociates.com](mailto:carmine@iosueassociates.com)  
[lukem@iosueassociates.com](mailto:lukem@iosueassociates.com)

**Real Estate Advisor:** Frigo & Company (Jack Frigo)  
707 Skokie Boulevard, Northbrook, IL 60062  
847-940-2200  
[jack@frigocompany.com](mailto:jack@frigocompany.com)

**Architect:** Melichar Architects (Diana Melichar and Gavin Sheridan)  
207 E. Westminster Ave., Lake Forest, IL 60045  
847-295-2440  
[diana@melichararchitects.com](mailto:diana@melichararchitects.com)  
[gavin@melichararchitects.com](mailto:gavin@melichararchitects.com)

**Civil Engineer:** Pearson Brown & Associates (Ron Adams)  
1850 W. Winchester Rd., Libertyville, IL 60048  
847-367-6707  
[radams@pearsonbrown.com](mailto:radams@pearsonbrown.com)

**Land Planner:** Teska Associates, Inc. (Nick Patera)  
67 Grove St., Evanston, IL 60201  
847-869-2015  
[NPatera@teskaassociates.com](mailto:NPatera@teskaassociates.com)

**Landscape Design:** Mariani Landscape (Frank Mariani and Carrie Woleben-Meade)  
300 Rockland Rd., Lake Bluff, IL 60044  
847-234-2172  
[Cwoleben@marianilandscape.com](mailto:Cwoleben@marianilandscape.com)

**Traffic Engineer:** KLOA, Inc. (Luay Aboona and Brendan May)  
9575 W. Higgins Rd., Rosemont, IL 60018  
847-518-9990  
[laboona@kloainc.com](mailto:laboona@kloainc.com)  
[bmay@kloainc.com](mailto:bmay@kloainc.com)

**Lighting Consultant:** CharterSills (Chris Lewis and Warren Charter)  
11 East Hubbard St., Chicago, IL 60611

312-759-5909  
[chris.lewis@chartersills.com](mailto:chris.lewis@chartersills.com)  
[warren.charter@chartersills.com](mailto:warren.charter@chartersills.com)

**Legal (Land Use):** O'Donnell Callaghan, LLC (Jerry Callaghan and Bob O'Donnell)  
28045 N. Ashley Circle, Libertyville, IL 60048  
847-367-2750  
[JCallaghan@och-law.com](mailto:JCallaghan@och-law.com)

**Legal (Contracts & Leases):** Becker Gurian (Marty Becker)  
513 Central Ave., Highland Park, IL 60035  
847-433-2442  
[marty@beckergurian.com](mailto:marty@beckergurian.com)

**Surveyor:** Manhard Consulting, Ltd.  
One Overlook Point, Lincolnshire, IL 60069  
847-634-5550

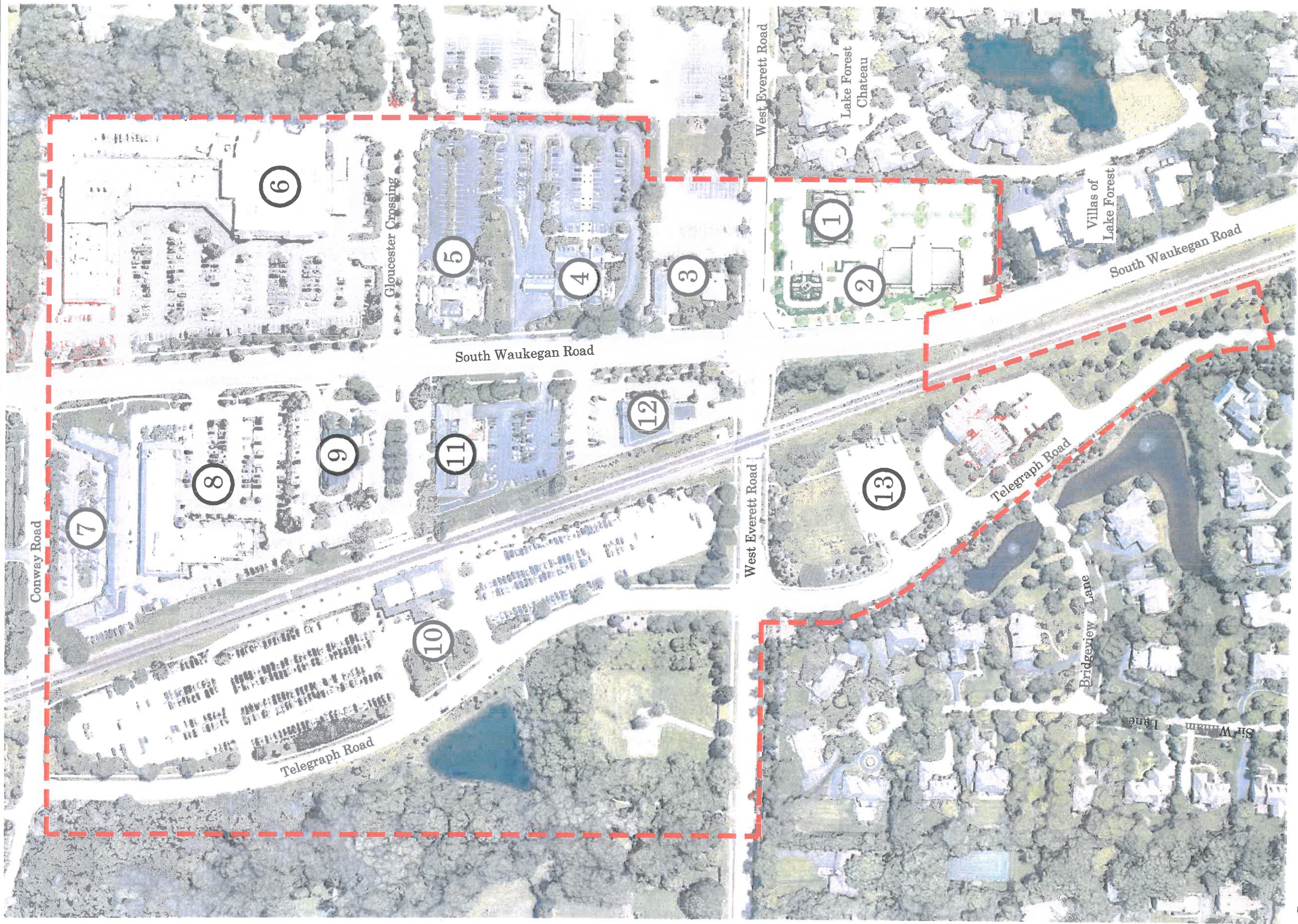
**Issue Insurance Agent:** Lamb, Little & Company (Tom Cummings)  
1101 Perimeter Dr., Schaumburg, IL 60173  
847-398-7060

**Environmental Consultant:** V3 Consultants (Keith Oswald and Nick Szymanski)  
444 N. Wells St., Chicago, IL 60654  
630-724-9200  
[koswald@v3co.com](mailto:koswald@v3co.com)

**General Contractor:** TBD



NORTH



- ① Lake Forest Acute Care / 1025 Everett Road
- ② Proposed Medical/Retail
- ③ St. Patrick's Church
- ④ Lake Forest Bank/OB-GYN Associates of Lake Forest
- ⑤ Northshore University Health System Medical Office
- ⑥ Sunset Food Mart and Crossing Shopping Court
- ⑦ Conway Court Plaza
- ⑧ Forest Square
- ⑨ Chase Bank
- ⑩ Lake Forest Metra Station and Station Parking Lot B
- ⑪ CIBC Bank
- ⑫ Fifth Third Bank/Forward Focus Medical
- ⑬ City of Lake Forest Fire Station and Public Parking Lot (64 Spaces)

AERIAL CONTEXT

EVERETT AND WAUKEGAN ROAD

Lake Forest, IL

December 18, 2020

Iosue Investment, LLC  
1025 Everett Road  
Lake Forest, IL 60045

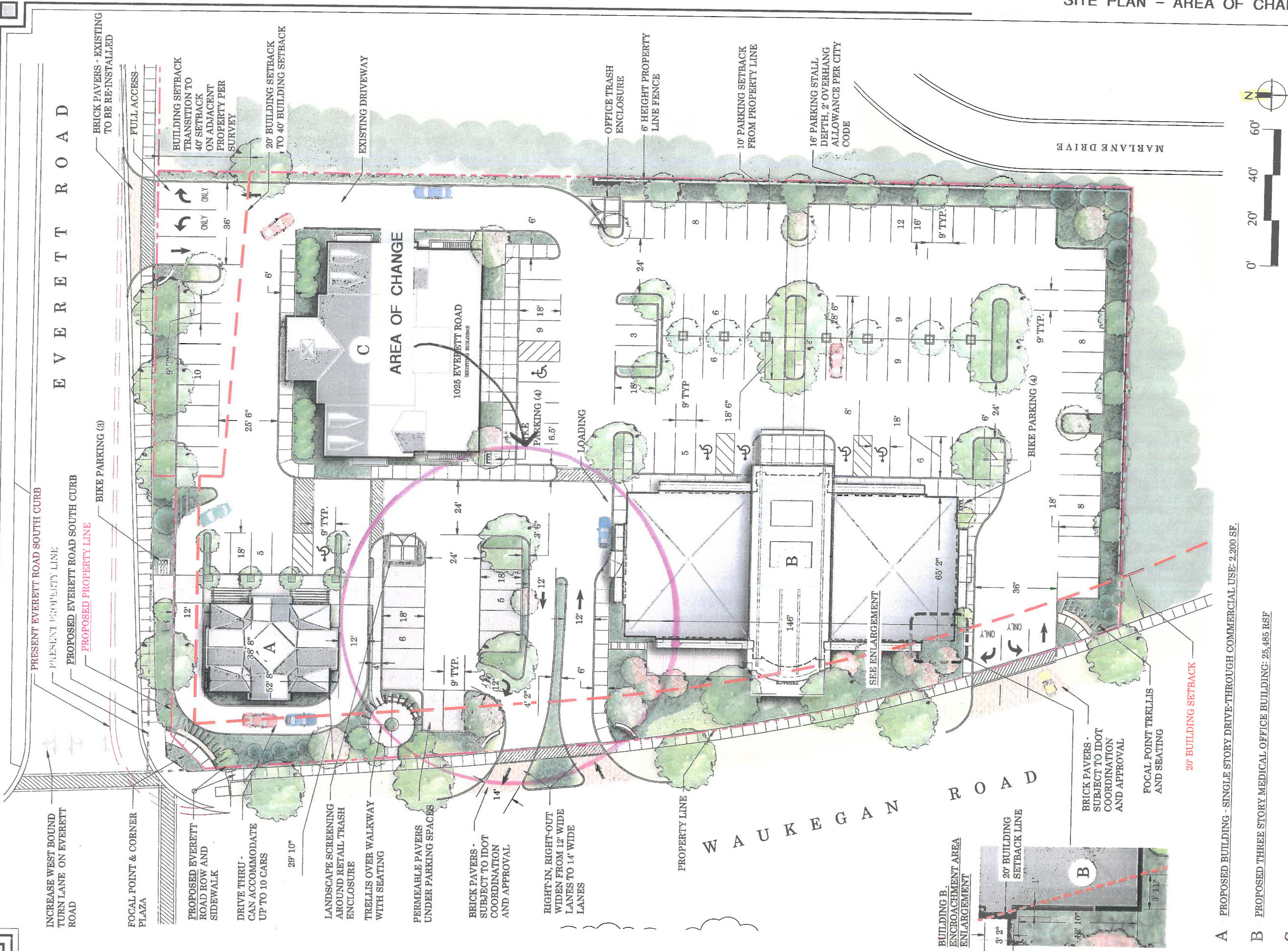
Jack Frigo  
(847) 940 2200  
Jack@FrigoCompany.com

B-1 Neighborhood Business Zoning District



627 Crane Street, Borealis, Illinois 60201  
Tel: 815/402-2015 Fax: 815/402-2059





117 PARKING SPACES (6 ADA SPACES + 111 TYP. SPACES)  
(4) ADA PARKING SPACES REQUIRED PER ADA STANDARDS, (6) PROVIDED.  
A, B AND C TOTAL PARKING SPACES: 117 SPACES

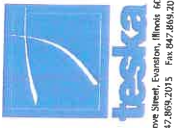
BUILDING A, B AND C TOTAL AREA: 40,002 SF.  
PARKING RATIO 2.9 CARS/1,000 SF.  
PROPERTY AREA: 2.30 ACRES, ZONING B-1  
IMPERVIOUS AREA: 1.908 ACRES ( PREVIOUS IMPERVIOUS AREA 1.98 ACRES)  
LANDSCAPE AREA: 17%

CONCEPTUAL SITE PLAN  
EVERETT AND WAUKEGAN ROAD  
Lake Forest, IL

February 1, 2021

Iosue Investment, LLC  
1025 Everett Road  
Lake Forest, IL 60045

Jack Frigo  
(847) 940 2200  
Jack@FrigoCompany.com



627 Grove Street, Evanston, Illinois 60201  
761.647.2805.2015 Fax 761.647.2862.2019

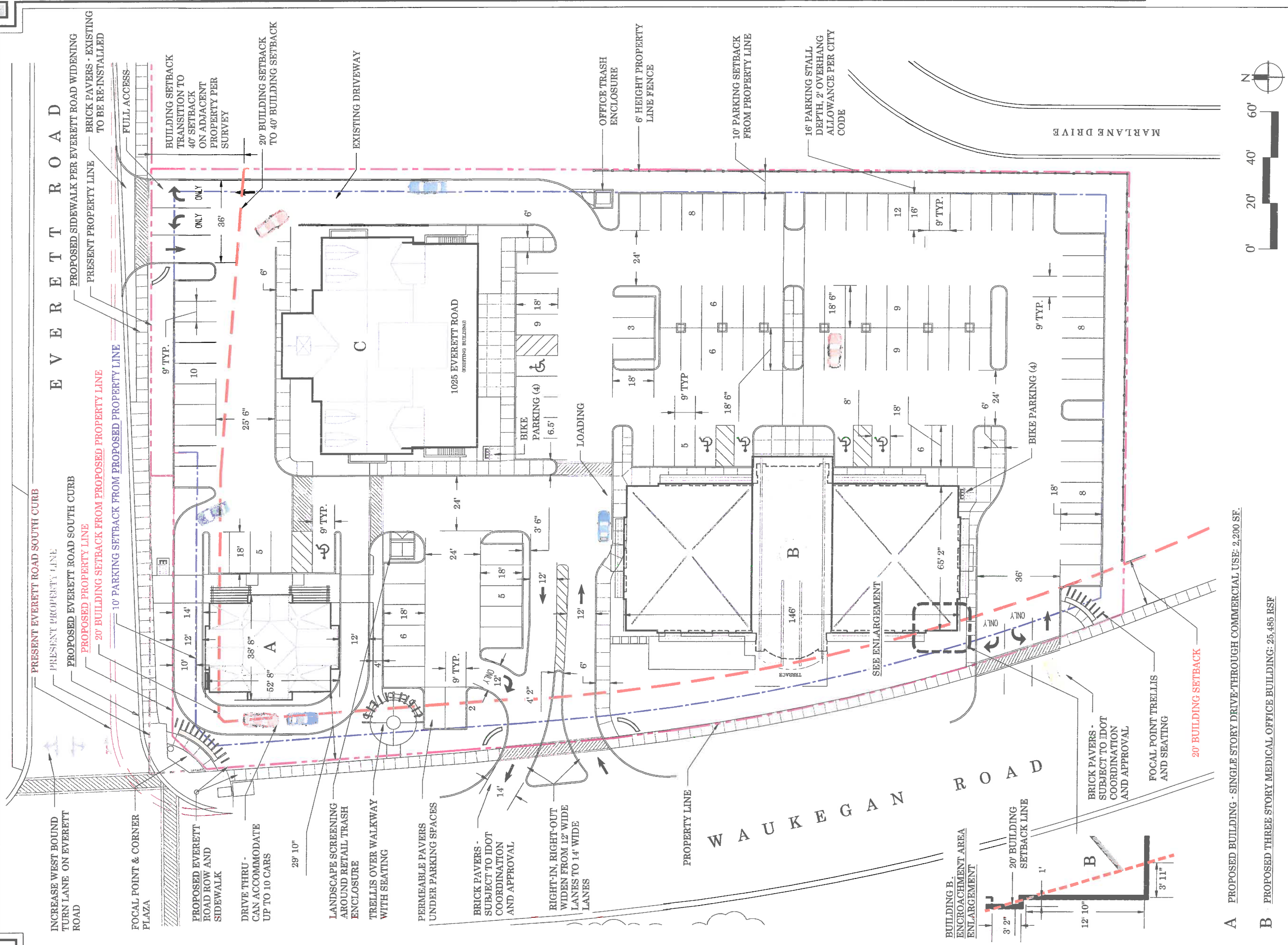




627 Grove Street, Evanston, Illinois 60201  
Tel 847.868.2015 Fax 847.868.2059

Iosue Investment, LLC  
1025 Everett Road  
Lake Forest, IL 60045  
Jack Frigo  
(847) 940 2200  
Jack@FrigoCompany.com

CONCEPTUAL SITE PLAN  
EVERETT AND WAUKEGAN ROAD  
Lake Forest, IL  
January 28, 2021



- A PROPOSED BUILDING - SINGLE STORY DRIVE-THROUGH COMMERCIAL USE: 2,200 SF.
- B PROPOSED THREE STORY MEDICAL OFFICE BUILDING: 25,485 RSF
- C EXISTING TWO STORY BUILDING: 12,317 RSF.

BUILDING A, B AND C TOTAL AREA: 40,002 SF.  
PARKING RATIO 2.9 CARS/1,000 SF.  
PROPERTY AREA: 2.30 ACRES, ZONING B-1  
IMPERVIOUS AREA: 1.908 ACRES ( PREVIOUS IMPERVIOUS AREA 1.99 ACRES)  
LANDSCAPE AREA: 17%  
(115) SURFACE PARKING SPACES (6 ADA SPACES + 110 TYP. SPACES)  
(4) ADA PARKING SPACES REQUIRED PER ADA STANDARDS, (6) PROVIDED.  
A, B AND C TOTAL PARKING SPACES: 116 SPACES





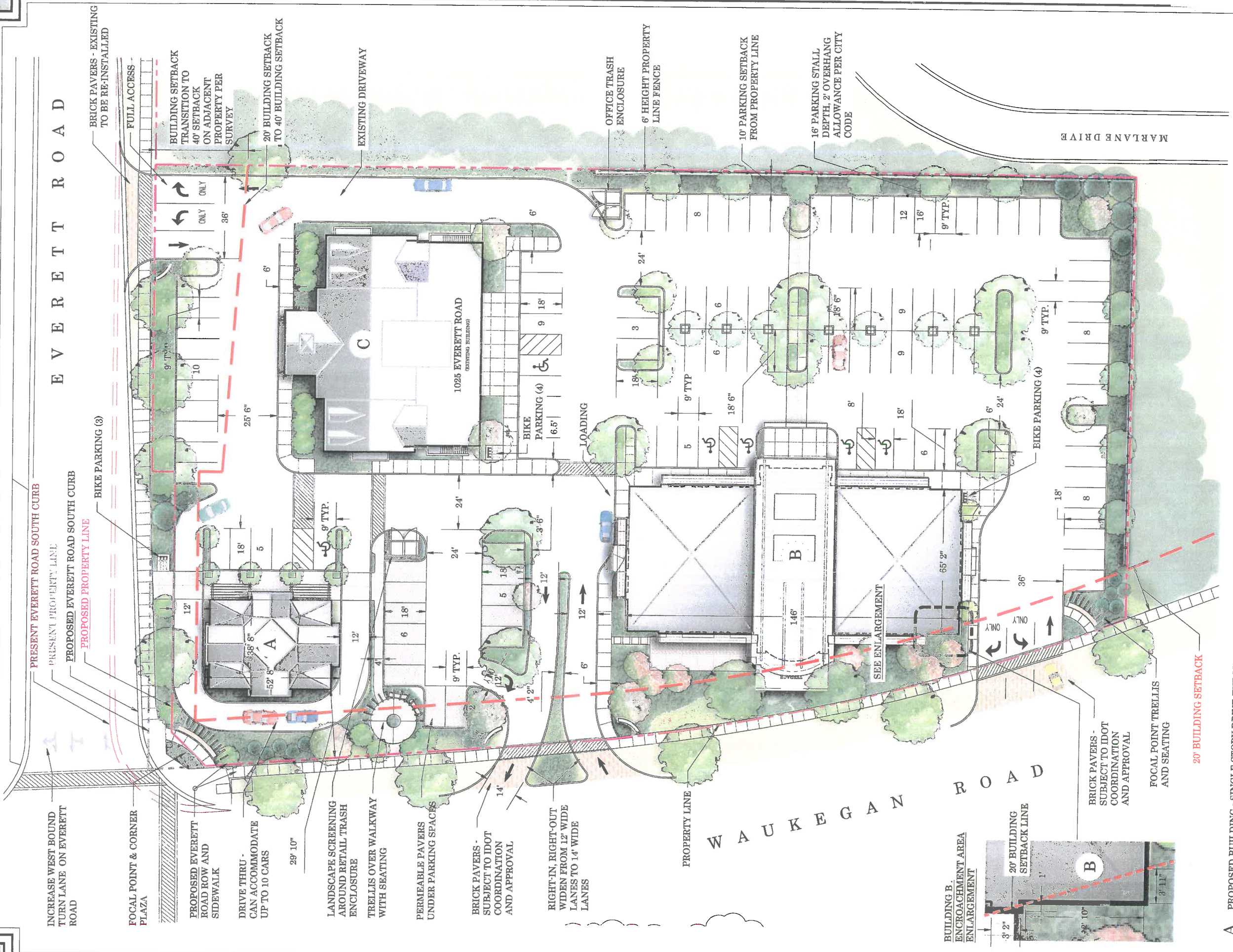
627 Love Street, Evanston, Illinois 60011  
Tel: (847) 866-2015 Fax: (847) 866-2099

Jack Frigo  
(847) 940 2200  
Jack@FrigoCompany.com

Iosue Investment, LLC  
1025 Everett Road  
Lake Forest, IL 60045

EVERETT AND WAUKEGAN ROAD  
February 1, 2021

CONCEPTUAL SITE PLAN



A PROPOSED BUILDING - SINGLE STORY DRIVE-THROUGH COMMERCIAL USE: 2,200 RSF.

B PROPOSED THREE STORY MEDICAL OFFICE BUILDING: 25,485 RSF

C EXISTING TWO STORY BUILDING: 12,317 RSF.

BUILDING A, B AND C TOTAL AREA: 40,002 SF.  
PARKING RATIO 2.9 CARS/1,000 SF.

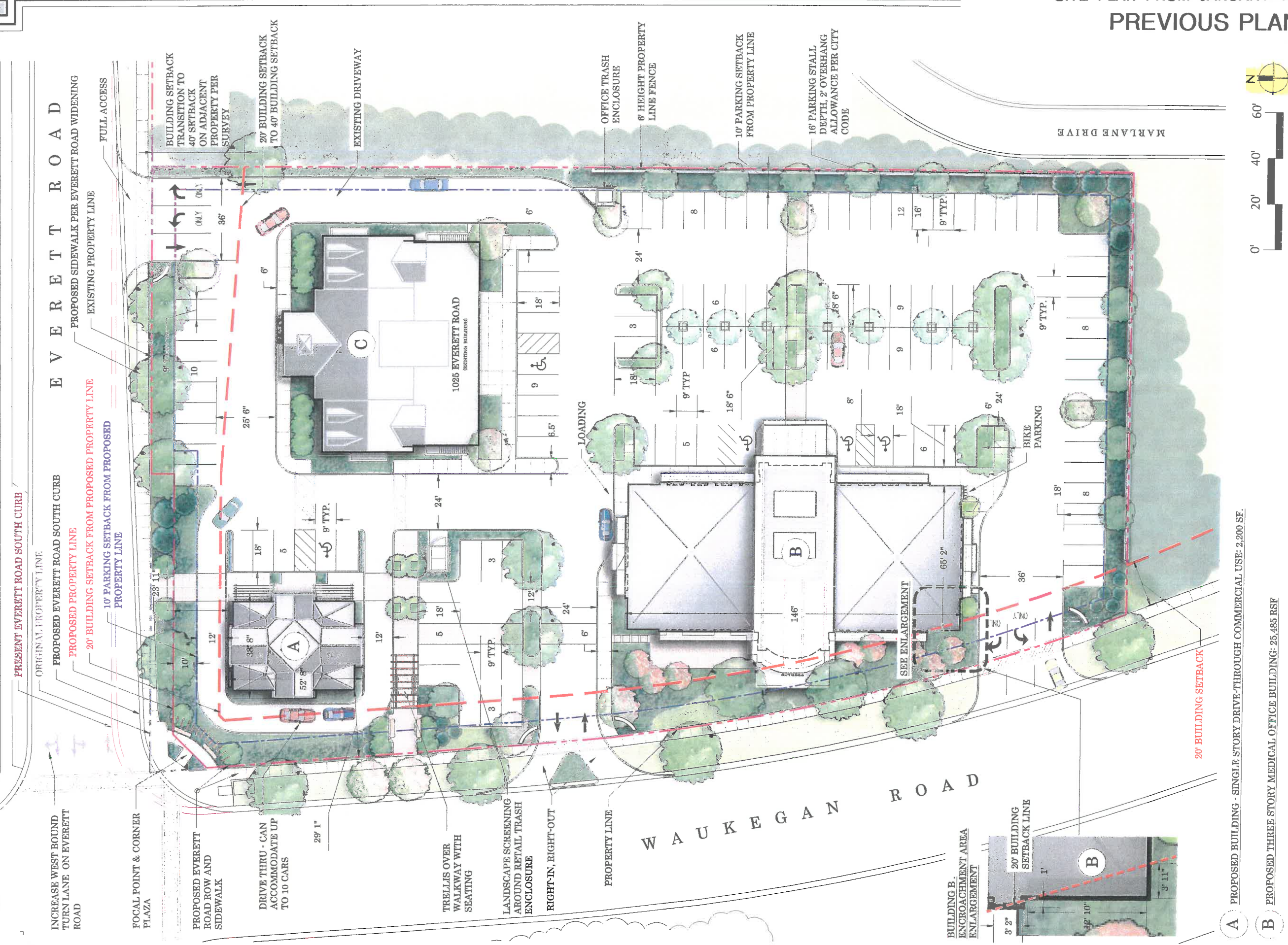
PROPERTY AREA: 2.30 ACRES, ZONING B-1  
IMPERVIOUS AREA: 1.908 ACRES ( PREVIOUS IMPERVIOUS AREA 1.99 ACRES)  
LANDSCAPE AREA: 17%

117 PARKING SPACES (6 ADA SPACES + 111 TYP. SPACES)  
(4) ADA PARKING SPACES REQUIRED PER ADA STANDARDS. (6) PROVIDED.  
A, B AND C TOTAL PARKING SPACES: 117 SPACES





627 Green Street, Evanston, Illinois 60201  
708.427.2852 FAX 708.427.2859



(115) SURFACE PARKING SPACES (5 ADA SPACES + 110 TYP. SPACES)  
(4) ADA PARKING SPACES REQUIRED PER ADA STANDARDS, (6) PROVIDED.  
A, B AND C TOTAL PARKING SPACES: 115 SPACES

PROPERTY AREA: 2.30 ACRES, ZONING B-1  
IMPERVIOUS AREA: 1.903 ACRES (PREVIOUS IMPERVIOUS AREA 1.99 ACRES)

CONCEPTUAL SITE PLAN  
EVERETT AND WAUKEGAN ROAD  
Lake Forest, IL  
December 29, 2020

Iosue Investment, LLC  
1025 Everett Road  
Lake Forest, IL 60045  
Jack Frigo  
(847) 940 2200  
Jack@FrigoCompany.com