

Plan Commission Meeting – February 9, 2022
Agenda Item 3

Senior Cottages
Northwest Corner of Everett and Telegraph Roads

Vicinity Map/Air Photos

Staff Report

Excerpt of Minutes from 6/9/2022 Plan Commission Meeting

Application

Plat of Consolidation

Site Plan

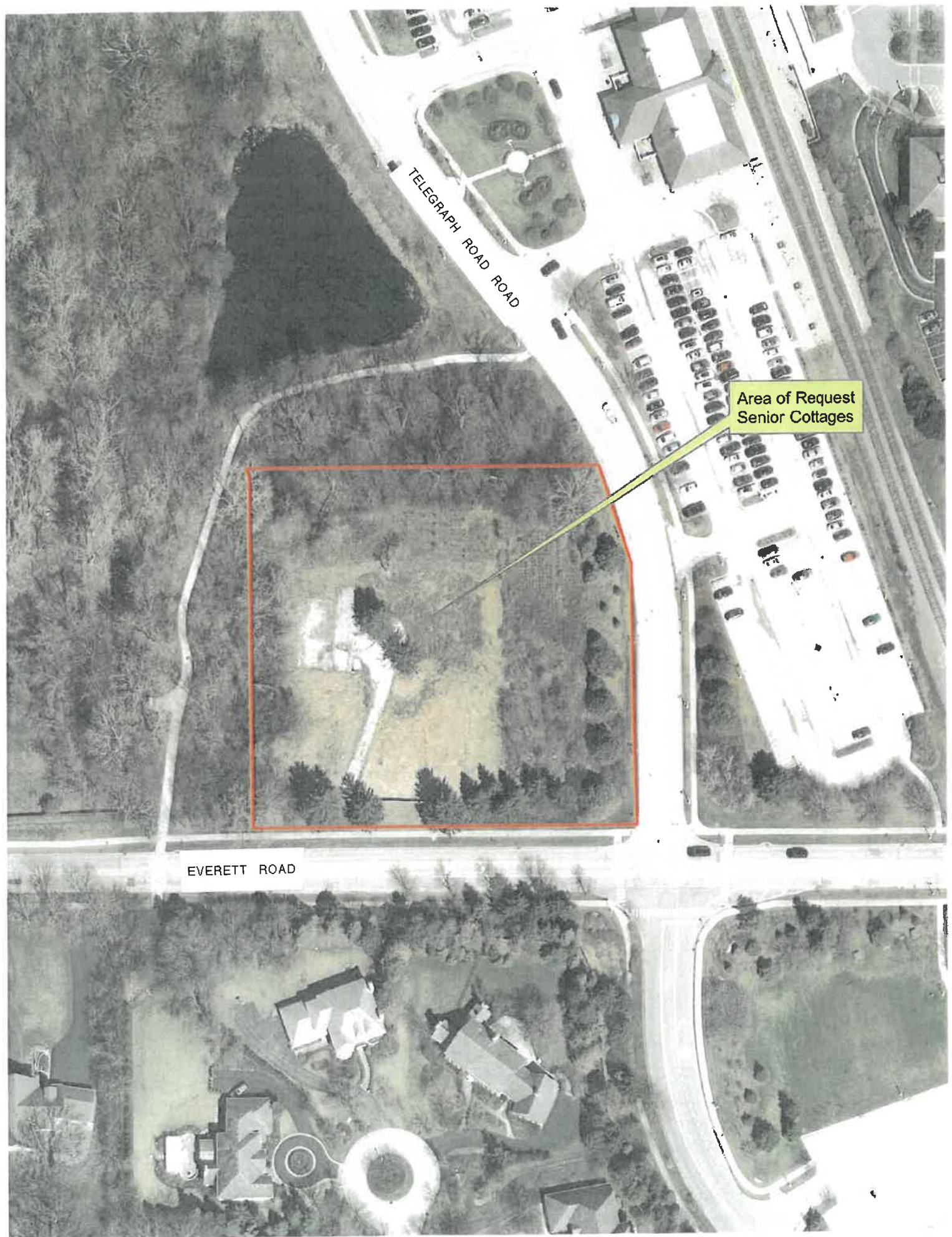
Background Information

Elevations and Floor Plans

Correspondence



Area of Request
Senior Cottages



Area of Request
Senior Cottages

TELEGRAPH ROAD ROAD

EVERETT ROAD



STAFF REPORT AND RECOMMENDATION
Senior Cottages – Plat of Consolidation & Site Plan with Setback Variance

TO:	Chairman Dixon and Members of the Plan Commission
DATE:	February 9, 2022
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	Request for a Recommendation in Support of a Plat of Consolidation and Site Plan with a Setback Variance for Senior Cottages

OWNER

City of Lake Forest
220 E. Deerpath
Lake Forest, IL 60045

PROPERTY LOCATION

Northwest Corner of Everett and
Telegraph Roads

ZONING

B-1 Neighborhood
Commercial

REPRESENTATIVES

City of Lake Forest Staff
Community Partners for Affordable Housing

Summary of the Request

This is a request for a recommendation in support of approval of 1) a plat of consolidation and 2) a site plan including a setback variance to allow an encroachment of a portion of one of the cottage buildings into the 20' setback along Telegraph Road at a distance ranging from 2'-8" to 4'-6".

Portions of the information below is repeated from an introductory memorandum previously prepared for and presented to the Commission.

Background Information

The City's Housing Trust Fund Board (the "HTFB") works on a continuing basis to enhance the diversity of housing in the community and to ensure that a variety of housing types are provided to meet the changing needs of individuals and families in the community, relatives of those living in the community as well as those wanting to move to the community. Providing housing options for senior citizens has always been a priority for the HTFB and is consistent with the housing goals established by the City Council. A 1984 survey conducted by the City identified a community concern about the decreasing availability of housing for seniors. It was noted at that time that the housing stock often desired and needed by seniors was being lost as a result of increased development in and around the City's business districts, and because of the demolition of many of the smaller homes in the community that often best meet the needs of the older population. The need for more housing options for our community's seniors has continued to be voiced since that survey several decades ago. The need still exists.

In 2001, the City Council approved the first Senior Cottage development. These five cottages located on the north side of Conway Road, at the north end of Telegraph Road, have proven to be very successful and have offered comfortable and convenient rental housing, tailored to meet the needs of seniors. The new cottages now proposed are not far from the original Senior Cottages. The original Senior Cottage development was made possible through the efforts of a not for

profit group comprised of a former alderman, other local residents and through generous pro bono services and material offerings from local contractors, architects and vendors. The City donated the land for the existing cottage development as is proposed for the current development. The availability of land, in a desirable location, at no cost is critical in allowing senior housing development initiatives to move forward. The terms of the land donation for the original Senior Cottage development established a reversion clause should a change of use ever be proposed. A similar provision, reverting the land to the City in the event of a change of use or a decision by CPAH to sell the property, will be incorporated into the land donation for the currently proposed development. Much was learned from the original Senior Cottage development all to the benefit of the current proposal.

In 2013, ownership of the existing Senior Cottages was transferred to Community Partners for Affordable Housing (CPAH), a not for profit group with the expertise and resources necessary to manage the development long term. After several years, the City realized that neither the Senior Cottages Foundation, nor the City had the expertise or resources to do so. The City, under the direction of the City's HTFB, has partnered with CPAH over the course of many years on various housing initiatives. Under the ownership and management of CPAH, the existing Senior Cottages have been extraordinarily successful, well managed and maintained, and there is never a shortage of interested residents on the rare occasion that a cottage becomes available. There is a clear demand for additional Senior Cottages.

The HTFB and City Council have adopted a multi-pronged approach to increasing and retaining a diversity of housing types, at various price points, throughout the community. As noted above, senior housing is identified as a priority particularly those developments that are achieved through partnerships. The Senior Cottages proposed at Everett and Telegraph Roads are the result of the initiative, efforts and persistence of the Lake Forest-Lake Bluff Senior Resources Commission and the Lake Forest- Lake Bluff Senior Citizens Foundation. A number of years ago, the Housing Trust Fund Board encouraged those groups to come forward with a proposal to increase the availability of senior housing in the community and when they did, the HTFB enthusiastically endorsed the development and recommended to the City Council that funds be allocated from the City's Housing Trust Fund, a fund that is restricted to supporting housing diversity, to support the development along with the donation of City owned land. The City Council accepted the HTFB's recommendation and has indicated a willingness to donate the City land pending approval of the development and once the necessary funding from various partners is secured. A key partner in this development is the Lake Forest-Lake Bluff Senior Citizens' Foundation. This group has committed to match the City's financial support of the development which, as approved by the City Council is in the amount of \$350,000 from the City's Housing Trust Fund. CPAH will seek grants and tax credits to support the development. And CPAH will own and manage the new Senior Cottage development along with the existing five cottages.

Action on this Petition to Date

The City's HTFB and the City Council have both endorsed the development of Senior Cottages on the northwest corner of Everett and Telegraph. The City Council has not taken any formal action pending recommendations on the plat of consolidation and the requested variance from the zoning setback from the Plan Commission, and on the design aspects of the development from the Building Review Board.

In June 2021, the Plan Commission heard an introductory presentation on the proposed Senior Cottages. The minutes from that meeting are included in the Commission's packet to provide additional background information.

Since June, work on preliminary engineering plans, preparation of the plat of consolidation that delineates the boundary of the property that will be transferred from the City to CPAH for the cottages, and development of architectural plans has been completed.

On January 10, 2022, the Building Review Board held a public hearing to consider the design aspects of the Senior Cottages. The Board voted to recommend approval subject to the conditions and refinements listed below.

- As the plans are finalized for the cottages consider:
 - Additional detailing such as the addition of shutters on the front elevations, the addition of windows and details to break up large expanses of walls that exist in some locations, add detailing to street facing elevations, and refine the roof form at the southwest corner of the site given the visibility of this element from the street.
- Provide some variation in the exterior color palettes of the six cottage buildings.
- Submit the landscape plan to the Board for review and approval once the site begins to take shape. Detail existing streetscape trees and vegetation that will remain and any additional plantings planned, provide a typical foundation plantings plan for the cottages and reflect planned street tree plantings. The focus should be on retaining existing trees that are of good quality and in good condition to the extent possible.

Staff Analysis

The City's Comprehensive Plan identifies three characteristics that should be available, in some combination, at sites being considered for senior housing:

- Easy access to commercial and retail facilities, religious institutions, medical care facilities, recreation and community facilities.
- Easy access to transportation.
- Safe environment.

The proposed location satisfies all three of these criteria. The site is located across the street from the train station and near stores, restaurants, medical offices, a Church, banks and the City's Fire Station.

The Senior Cottages will be available to income qualified seniors, at least 65 years of age, with priority given to current residents of Lake Forest and Lake Bluff and those with family in the local communities. The income requirements are based on a percent of the Area Median Income as required by the terms of the grants or tax credits received to support the development. The existing cottages are leased in accordance with the same provisions.

Zoning/Use

The City's Comprehensive Plan for the Waukegan Road Business District was recently updated. As adopted, the site proposed for Senior Cottages was identified as an Opportunity Area. The

following recommendations are offered in the Plan as it pertains to this specific site located on the northwest corner of Everett and Telegraph Roads.

General Recommendations

- 4.1 Encourage development of this property in the near term for multi-family residential, small scale commercial or office uses, or a mix of low impact uses.
- 4.1 Locate curb cuts away from the intersection.
- 4.2 Promote walkability – identify and improve pedestrian crossings in the area.
- 4.3 Require new residential developments to provide perimeter landscaping as a buffer for existing residential properties and to enhance the streetscapes.
- 4.4 Consider innovative ways to manage storm water runoff.
- 4.5 Consider traffic impacts in determining appropriate uses.

Recommendations Related to Residential Use

- 4.6 Designate site as an opportunity for townhomes and low rise multi-family housing types as a transition from the large lot single family properties to the west and south, to the train station and business district.
- 4.7 Encourage commuter oriented housing types to attract a variety of buyers.

The Comprehensive Plan, unlike the Zoning Code, presents a vision, options and recommendations, not requirements. The proposed Senior Cottage development will implement the recommendations above with the exception of orienting the housing type to commuters. Seniors will benefit from the proximity to the train station and unlike a development geared toward commuters, the Senior Cottages will generate less day to day activity on the site.

The site is zoned B-1, Neighborhood commercial, this district permits a range of uses such as those located along Waukegan Road to the east, an area that is also B-1. For instance, a retail business or office development could be proposed for this site consistent with the uses permitted in the B-1 District. Multi-family uses are also permitted in the B-1 District by right, that is, no Special Use Permit is required. The proposed Senior Cottage development is an age-restricted, low rise (single story), multi-family residential development. The proposed development is a low impact use with respect to traffic generation, demand for parking, lights, noise and activity.

Location

As noted above, the proposed location for a second Senior Cottage development is a City owned site located on the northwest corner of Everett and Telegraph Roads. The site that will ultimately be donated to the CPAH totals 2.23 two acres.

Plat of Consolidation

The Plat of Consolidation identifies the exact boundary of the Senior Cottage site and the land area that will be donated. The property is comprised of several parcels that were established many decades ago, prior to the City's acquisition of the property. The plat of consolidation establishes new parcel boundaries, consolidating four parcels and a portion of a larger fifth parcel.

Site Plan

The site plan for the Senior Cottages is included in the Commission's packet. The site plan has been refined since the concept for the cottages was presented to the Commission in June however, the overall layout has remained the same with only a few minor adjustments, shifting elements a few feet one way or another. The site plan reflects six buildings, each with two cottages. Each cottage has a

separate entrance, separate living space, an outdoor patio area, covered porch, and a one car garage. Visitor parking is incorporated into the site plan along the private road.

After exploring alternative site plans, a variance is requested to allow the easternmost cottage to encroach less than five feet into the 20 foot setback along Telegraph Road. Although the entire cottage development could be shifted five feet to the west, doing so locates the westernmost cottages very close to the public pedestrian path that will be retained along the west side of the City property. The City will retain the property on which the pedestrian path is located. The site plan fully complies with the 30% building coverage limitation for the overall site. The buildings cover just over 19% of the overall site. The development complies with the requirement that at least 15% of the site remain as open space which includes residential pathways. The buildings, road and parking area cover about 43 percent of the site with the remainder of the site remaining as open space including yards, perimeter buffers and sidewalk.

The development will be pedestrian friendly with sidewalks on both sides of the private, internal streets that will connect to Everett and Telegraph Roads. As noted above, there is an existing public pedestrian walkway located on City owned property to the west and north of the proposed development. That path will remain and is used regularly by residents in neighborhoods to the south and west as convenient access to and from the train station and simply as a walking path. Consideration has been given as to whether a connection from the Senior Cottage development direct to that pedestrian pathway should be made. For security, a direct connection is not planned however, the pathway provides a pedestrian loop for residents of the cottages since there are connections to the path from the adjacent public streets.

A conceptual landscape plan has not yet been developed pending the start of sitework. The Building Review Board will review the landscape plan once the site begins to take shape. Some tree removal will be required for this development. The City Forestry Section completed a tree inventory, and the site plan was configured to preserve and protect several high quality trees located beyond the northwest corner of the cottage development. As directed by the Building Review Board, the landscape plan will focus on providing screening along Everett and Waukegan Roads to maintain the landscaped dominant streetscape character of the site and to provide privacy and a buffer for the residents of the cottages from the adjacent streets. Attention will also be focused on screening the cottages that border the existing pedestrian path to the west and north for privacy and security, and to maintain the landscaped character of the walkway as it exists today. Fencing along the boundary of the Senior Cottage development may also be considered.

The configuration of the roadway and the turning radii has been reviewed by the City's Police and Fire Departments and the City Engineer to verify that the internal circulation is adequate to accommodate emergency vehicles. As noted above, the internal roadway will be a private road. The final engineering plans will be subject to review and approval by the City Engineer prior to the issuance of permits authorizing work to begin at the site.

As required for all new residential construction, each cottage will be equipped with a residential fire sprinkler system.

The cottages will be generally modeled on the existing cottages located on Conway Road, at the north end of Telegraph Road. The cottages will have approximately 1,000 square feet of living space and a single story. As noted above, the cottages will be configured as duplexes, two attached units.

Access

In developing the site plan input on access was provided by the City Engineer and the City's public safety departments. Two priorities emerged from those early discussions.

- First, access points to the site should be located as far away from the intersection of Everett and Telegraph Roads as possible. The point was made that this intersection is congested during peak commuter and school travel times. Delays occur when trains are moving through the area restricting east/west vehicle traffic. Although over the past year, traffic at this intersection has been less due to the closure of businesses and schools, the "normal" traffic volumes of years past are viewed as the level that should be expected in the future.
- Second, two access points to the development should be provided. Consideration was given to creating a cul-de-sac type development, with a single access, however, from a public safety standpoint, two access points to the development are required. It is expected that the seniors living in the development will come to understand the times during which there are higher volumes of vehicles on Everett Road and will likely adjust not only their schedules accordingly to the extent possible, but also consider the traffic volume in determining which access point to use when entering and leaving the development. The access on Everett Road will be designed to encourage only right-in and right-out turning movements.

Importantly, Senior Cottages are a low traffic generator overall. As noted above, this site is zoned for commercial use, the same zoning that is applied to properties along both sides of Waukegan Road on the east side of the railroad tracks. This property could be sold by the City and developed for a commercial use or a multi-story residential building. Both of those options would generate a higher traffic volume at this site than will result from development of the site for Senior Cottages.

Partnerships

As noted above, community partnerships are critical to making a development like this become a reality. In addition to the partners mentioned above, the HTFB, CPAH, the Lake Forest-Lake Bluff Senior Resources Commission and the Lake Forest-Lake Bluff Senior Citizen Foundation, to date a local architectural firm, Midwest Architecture Studio, and a local engineering firm, Bleck Engineering, are both donating a portion of their services to further the community's goal of increasing the housing options for seniors.

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, one letter was received on this petition and is included in the Commission's packet.

Staff Recommendation

Recommend approval of the plat of consolidation and a variance from the setback along Telegraph Road in support of the Senior Cottages development on the northwest corner of Everett and Telegraph Roads.

Excerpt
The City of Lake Forest
Plan Commission
Proceedings of the June 9, 2021 Meeting

1. Introduction: Senior Cottages – 12 clustered, attached residential cottages (duplexes) each with an attached single car garage on property located on the Northwest Corner of Everett and Telegraph Roads. No action is requested.

Property Owner: City of Lake Forest

Representatives: City of Lake Forest

Community Partners for Affordable Housing - Rob Anthony,
President and Chase Morris, Vice President Real Estate
Development

Chairman Dixon asked the Commission for any conflicts of interest or Ex Parte contacts. Hearing none, he invited an introduction of the petition by City staff.

Ms. Czerniak stated that the construction of additional Senior Cottages in the community has been discussed for a number of years given the success of the five Senior Cottages that were built on City owned land about 20 years ago on Conway Road, at the north end of Telegraph Road. She stated that the existing cottages were made possible through the efforts of former Alderman Tom Tropp and the Senior Cottages Foundation which he established. She explained that the development of the five cottages was a collaborative effort between the Foundation, the City and local business people. She stated that after several years of being owned and managed by the Foundation, the Cottages were transferred into the ownership of Community Partners for Affordable Housing (CPAH) a not for profit group dedicated to providing housing for those who need it. The City has had a long association with CPAH around furthering the City's diversity in housing goals. She noted that recognizing the success of the Senior Cottages and the need for housing for local seniors, the City's Housing Trust Fund Board (HTFB) encouraged the Senior Resources Commission to come forward with concepts for additional housing for seniors. She stated that the Commission, working with various parties, first came forward with a plan to develop Senior Cottages at Grove Campus, adjacent to the Senior Center in Dickinson Hall. She stated that for a number of reasons, the Grove Campus site was not pursued. She explained that attention was then focused on the City owned property on the northwest corner of Everett and Telegraph Roads. She noted donation of land is a key element in making this type of development workable. She stated that the Council indicated a willingness to donate the property for a Senior Cottage development. She stated that the cottages will be offered in priority order to income qualified seniors living in Lake Forest and Lake Bluff and seniors of families living in the community. She noted that as proposed, the development will be age restricted and will be comprised of 12 cottages in six duplex buildings. She stated that each cottage will be about 1,300 square feet. She stated that CPAH will seek grants and tax credits, the Lake Forest/Lake Bluff Senior Citizens'

Foundation will make a financial contribution to the development, the City will donate the land, the City will also make a financial contribution from the City's Housing Trust Fund and other community partners may also contribute to support the development. She stated that the property is zoned B-1, Neighborhood Commercial, and can be developed for a commercial use or for multi-family residential. She noted that the development site is close to medical office buildings, the fire station, the train station, a grocery store, a church, restaurants and other commercial uses. She noted that as proposed, there are two vehicular access points, one from Telegraph Road and one from Everett Road. She noted that Public Safety personnel requested access from both Telegraph and Everett Roads. She noted that a public walking path is located to the west and north of the site and will remain. She stated that on balance, the site appears to be a good location for Senior Cottages adding that the proposed use will be lower impact than a commercial use at the site.

Mr. Anthony confirmed that the existing Lake Forest cottages are very successful and in demand because similar housing types are noted located elsewhere in Lake Forest. He stated that the existing five units are not enough to meet the demand. He stated that the existing development fits well into the neighborhood and benefits from being close to stores, services and transportation. He stated that since CPAH took over ownership of the cottages in 2013, only two of the units have turned over. He stated that most of the residents have resided in the cottages since 2001.

Mr. Morris confirmed that 12 units are proposed of approximately 1,300 square feet each. He stated that the cottages will be a quality product noting that the units will have energy efficient appliances to minimize utility costs for the residents, a one car attached garage, and a small outdoor patio space. He stated that CPAH will own the units in perpetuity adding that these types of units are needed and in high demand.

Chairman Dixon noted that this agenda item is in front of the Commission at this time for information and invited comments and questions from the Commission.

In response to questions from Commissioner Moorhead, Ms. Czerniak clarified that when the site plan for the development is finalized, it is possible that one or more variances may be required from the adjacent streets. She stated that a plat of consolidation will also be needed because currently, the parcel is comprised of multiple parcels. She stated that at this time it is not clear whether any other requests will need to be considered by the Commission.

In response to questions from Commissioner Moorhead, Mr. Anthony stated that a cottage is a mini home, with direct access to the outside and parking immediately adjacent. He noted that the buildings will be constructed as duplexes, with a single shared wall.

In response to questions from Commissioner Moorhead, Mr. Morris stated that the exact height of the cottages has not yet been determined. He confirmed that the cottages will be a single story.

In response to questions from Chairman Dixon, Ms. Czerniak stated that the adjacent public pedestrian walkway is fairly wide. She confirmed that the City maintains and plows the path. She stated that the road and walkways within the development will be private. She stated that consideration will be given to whether direct connections should be made to existing sidewalks in the area. She confirmed that preliminary discussions have been held with the Village of Lake Bluff about participating in the development.

In response to question from Commissioner Davie, Mr. Morris confirmed that the tenants in the existing cottages have been very stable. He stated that early on, after CPAH took over ownership of the cottages, the tenancy of two units changed. He stated that now other changes in tenants have occurred.

Hearing no further questions from the Commission, Chairman Dixon invited public comment.

Steve Potsic, stated that he was on the Senior Resources Commission (SRC) from 2013 to 2019 and served as Chairman his last 3 years. He noted that since 2014, he also served on the Lake Forest/Lake Bluff Senior Citizens' Foundation and currently serves as its President. He noted that the Senior Resources Commission's role as set forth in the City Code is to identify and find ways to meet the needs of local seniors by seeking input and through coordination and cooperation with the City of Lake Forest and the Village of Lake Bluff. He stated that the SRC has been in discussions with the City of Lake Forest and the City's Housing Trust Fund Board about constructing additional senior cottages for some time. He stated that the existing senior cottages were constructed 20 years ago and noted that no housing dedicated to seniors has been constructed since that time. He noted that CPAH has worked closely with the City to enhance the supply of housing at various price points throughout the community adding that CPAH has vast experience in developing housing and knows what works and what does not work. He noted that in community surveys in both Lake Forest and Lake Bluff, residents highlighted the need for attainable housing for seniors and specifically the need for independent living cottages. He stated that there is always a substantial waiting list for the cottages ranging from 18 people to 40 people, without even advertising the units.

Gale Strenger Wayne, 340 Western Avenue, stated she has been a member of the Senior Resources Commission since 2016 and currently serves as Chairman. She read a letter from a 94 year old Lake Forest resident of 45 years and noted that she has been on the waiting list for one of the existing senior cottages for several years. She stated that there are an untold number of seniors in the community that can no longer afford a home in the community. She stated that they want to stay in the community and the proposed senior cottage development will serve them well.

Paul Lieumeux, 560 Evanston Avenue, Lake Bluff, stated that he served on the Senior Resources Commission (SRC) from 2006 to 2013, and as Chairman from 2011 to 2013. He stated that he is currently on the Lake Forest/Lake Bluff Senior Citizens' Foundation and

offered support for the proposed senior cottages. He stated that the role of SRC is to identify and find solutions to issues facing seniors and to work to retain seniors in the community. He said that the Foundation is charged with raising awareness of the needs of seniors, supporting the activities at Dickinson Hall and serving as the funding arm of the SRC. He noted that the Foundation is made up of Former Mayor Kerr, former Aldermen Cathy Waldeck, Jerry Henry and Roger Mohr, and former Lake Bluff Trustee, Mark Dwyer. He stated that the Foundation has unanimously approved funding to support the cottages. He noted the long history of private and public partnerships in the community.

Tom Morsch, 805 Oakwood Avenue, stated that he is a former Lake Forest Plan Commissioner, Alderman, and Housing Trust Fund Board Chairman and is currently serving on the Illinois Housing Authority appointed by the Governor. He stated that Lake Forest needs a diverse housing stock to continue to grow and be welcoming. He noted that he was fortunate to be involved in looking at the site now proposed for the senior cottages many years ago and studying the opportunities for the site. He stated that the City can use the value of the land to create housing for our citizens. He added that in the past, he served on the CPAH Board and confirmed that CPAH is a committed and engaged as non-profit partners.

Hearing no further public comments, Chairman Dixon confirmed with Ms. Czerniak that City staff will return this matter to the Commission when further study is complete and the development is ready for Commission action.



THE CITY OF LAKE FOREST
APPLICATION FOR CONSOLIDATION OF PROPERTY AND SITE PLAN APPROVAL

LOCATION OF PROPERTY NW CORNER EVERETT / TELEGRAPH ROADS **ZONING DISTRICT** B-1

ACREAGE OF PROPERTY 2.23 ACRES

VACANT ☒ **DEVELOPED** ☐ **IF DEVELOPED # OF STRUCTURES**

OF BUILDABLE LOTS PROPOSED 1

OF OUT LOTS PROPOSED 0

APPLICANT

Name CITY OF LAKE FOREST

Address 220 E. DEERPATH

Phone

E-mail

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

PROPERTY OWNER (if different from applicant)

Name SAME AS APPLICANT

Address

Phone

E-mail

BENEFICIAL INTERESTS

Corporation (see exhibit A)

Partnership (see exhibit B)

Trust, land or other (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

X Jason Wicha 2/7/22
Owner Date

Owner Date

Applicant Date

PLAT OF CONSOLIDATION
SENIOR COTTAGES

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

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, dedicated, and platted as shown hereon for the purpose of having this plat recorded as provided by law, and hereby also reserve the easement provisions which are stated on their standard forms for AT&T, Peoples Energy, Commonwealth Edison Company, and the authorized Cable Television companies and their respective successors.

Dated at _____, Illinois, this _____ day of _____, 2022.

By: OWNER:
City of Lake Forest, a municipal corporation
800 North Field Drive
Lake Forest, Illinois 60045

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, _____, 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 _____, 2022.

Notary Public
My notarial commission expires on _____

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
COUNTY OF LAKE S.S.

I, Jack R. Bleck, a Registered Illinois Land Surveyor, do hereby certify that I have surveyed, subdivided and staked the premises described in the above caption and that the plat hereon drawn is a true and correct representation of the same.

PARCEL 1

THAT PART OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SAID SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTH EAST QUARTER SECTION, 660.40 FEET TO THE SOUTH WEST CORNER OF SAID SOUTH HALF OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION 7; THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTH HALF QUARTER SECTION, 92.0 FEET THENCE NORTH PARALLEL WITH THE WEST LINE OF THE NORTH EAST QUARTER OF SAID SECTION, 240 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTH HALF OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SAID SECTION, 230.0 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE SAID NORTH EAST QUARTER SECTION, 240.0 FEET TO THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION 7; THENCE EAST ALONG THE SOUTH LINE OF SAID HALF QUARTER SECTION, 23.0 FEET; THENCE NORTH WESTERLY PARALLEL WITH THE WEST LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, 156.83 FEET TO A POINT WHICH IS 378.16 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF EVERETT ROAD; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTH HALF OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SAID SECTION, 148.0 FEET TO THE WEST LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD, 391.25 FEET TO THE NORTH EAST QUARTER OF SAID SECTION; THENCE WEST ALONG THE SAID NORTH LINE TO THE PLACE OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID HALF OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION 7, WHICH IS 359 FEET WEST OF THE WESTERLY RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTH 239 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; CONTINUING THENCE NORTH 10 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION, 70 FEET; THENCE SOUTH 10 FEET; THENCE WEST 70 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS; AND THAT PART OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID HALF OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION 7, WHICH IS 359 FEET WEST OF THE WESTERLY RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY, SAID POINT BEING THE SOUTH EAST CORNER OF LANDS PREVIOUSLY CONVEYED BY DOCUMENT 278620; THENCE NORTH ALONG THE EAST LINE OF SAID LANDS 50 CONVEYED AND SAID EAST LINE EXTENDED NORTH 220 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION 7, 70 FEET; THENCE NORTH 239 FEET TO A POINT IN SAID SOUTH LINE WHICH IS 70 FEET EAST OF THE PLACE OF BEGINNING; AND THENCE WEST ALONG SAID SOUTH LINE 70 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS

PARCEL 3

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 359 FEET WEST OF THE WESTERLY RIGHT OF WAY OF THAT PART OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID HALF OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION 7, WHICH IS 359 FEET WEST OF THE WESTERLY RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY; THENCE NORTH 240.0 FEET TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE EAST 50.0 FEET TO THE PLACE OF BEGINNING (EXCEPT THE SOUTH 158.0 FEET THEREOF) IN LAKE COUNTY, ILLINOIS.

PARCEL 4

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 359 FEET WEST OF THE WEST LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILWAY COMPANY; THENCE NORTH 158 FEET; THENCE WEST 50 FEET; THENCE SOUTH 158 FEET TO SAID SOUTH LINE AND THENCE EAST 50 FEET TO THE PLACE OF BEGINNING.

PARCEL 5

THAT PART OF THE SOUTH 240.0 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES WEST OF THE WEST LINE OF LANDS CONVEYED BY DEED FROM MARY ROSE YORE TO KATE YORE, ET. AL, DATED APRIL 27, 1926 AND RECORDED MAY 10, 1926 AS DOCUMENT 278620 AND SAID WEST LINE PRODUCED NORTH (EXCEPT THEREOF THE WEST 92.0 FEET THEREOF) IN LAKE COUNTY, ILLINOIS.

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. 17097C0257 K 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 City Plan and is exercising the special powers authorized by Division 12 of Article 11 of the municipal code of the state of Illinois.

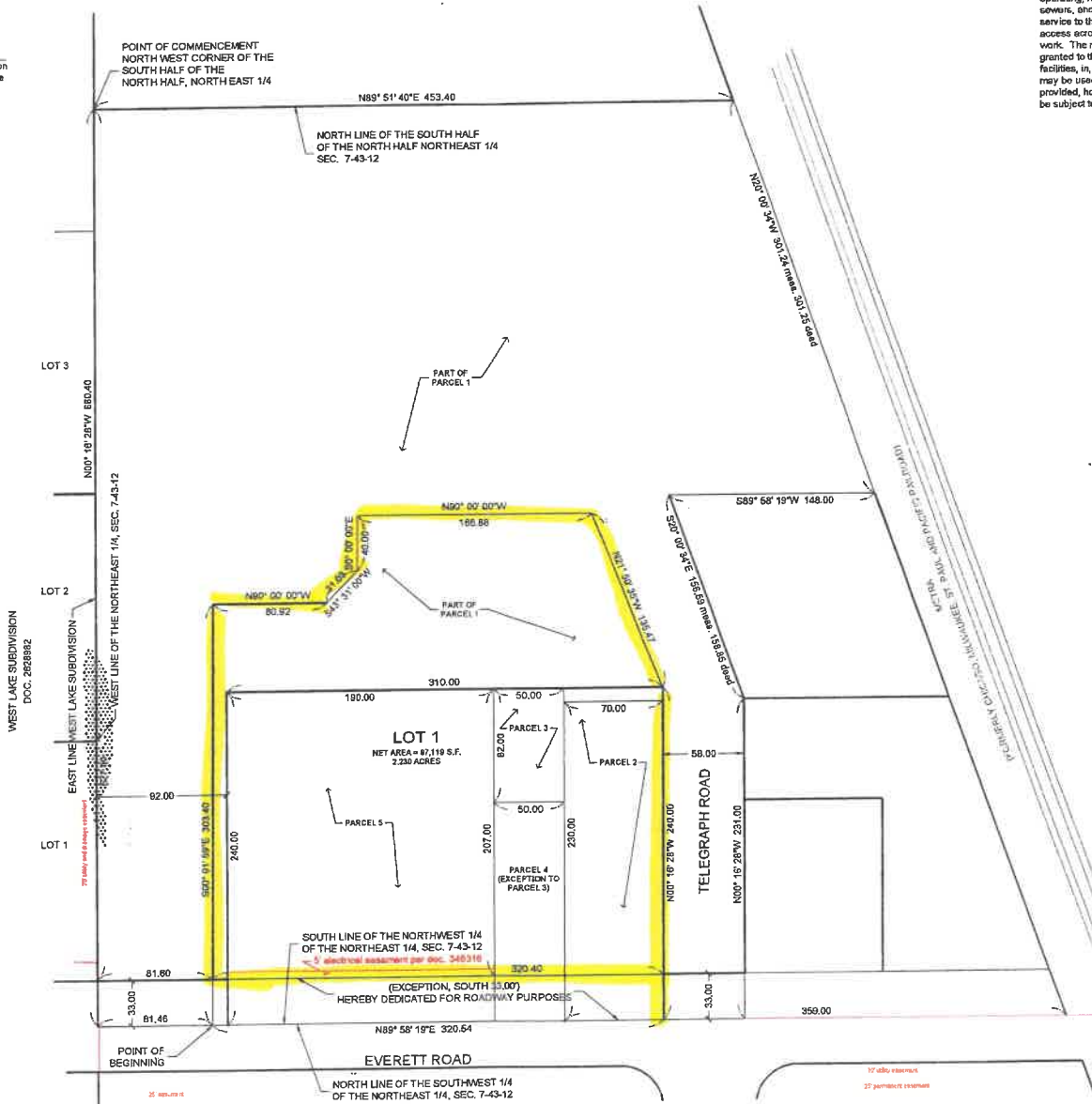
Additionally, in accordance with PAR-0705 (The Plat Act) I do hereby grant permission to the duly authorized individual employed by the City of Lake Forest, Illinois, to submit this plat for recording purposes to the Office of the Recorder of Deeds in the County aforesaid, (a true copy of which has been 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 of Lake Forest, Illinois, this _____ day of _____, 2022.

Registered Illinois Land Surveyor: 3561

BEING A CONSOLIDATION OF PART OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

LEGAL DESCRIPTION DEVELOPMENT PARCEL: THAT PART OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SAID SECTION; THENCE SOUTH 00° 16' 28" EAST ALONG THE WEST LINE OF SAID NORTH EAST QUARTER SECTION 660.40 FEET; THENCE NORTH 89° 58' 19" EAST ALONG THE SOUTH LINE OF THE NORTH EAST QUARTER OF SAID SECTION 81.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89° 58' 19" EAST 320.54 FEET; THENCE NORTH 00° 16' 28" WEST 240.00 FEET; THENCE NORTH 21° 50' 35" WEST 135.47 FEET; THENCE NORTH 90° 00' 00" WEST 166.88 FEET; THENCE SOUTH 00° 00' 00" EAST 40.00 FEET; THENCE SOUTH 48° 33' 00" WEST 31.03 FEET; THENCE SOUTH 00° 00' 00" WEST 80.58 FEET; THENCE SOUTH 00° 01' 59" EAST 303.40 FEET TO THE PLACE OF BEGINNING, (EXCEPT THE SOUTH 83.00 FEET THEREOF DEDICATED FOR ROADWAY PURPOSES) IN LAKE COUNTY, ILLINOIS.



An easement is hereby reserved for and granted to North Shore Gas Company, its successors and assigns, in all platted "utility easement" areas, street, alleys, and other public ways and places shown on this plat. Said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such "utility easement" areas, streets, alleys, or other public ways or places nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

A permanent, non exclusive easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to

Commonwealth Edison Company
and AT&T
and Cable TV

their respective successors and assigns, jointly and severally, to install, operator, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "utility easement". Relocation of facilities will be done by Grantee at cost of Grantor/ Lot Owner, upon written request.

A permanent, non-exclusive easement is hereby reserved for and granted to the City of Lake Forest, Lake County, Illinois, (hereinafter referred to as the "City") and to its successors, assigns, employees, agents, contractors, and franchisees, in, upon, across, over, under, and through the areas shown as an easement within dashed lines on the attached plat of subdivision and/or by the terms "utility easement", "ully easement", "drainage easement", and/or "public utility easement", for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining any and all water mains, sanitary sewers, and without limitation, such other installations as may be required as to furnish connections, public water and sanitary sewer service to the attached area, and such appurtenances and additions thereto as said city may deem necessary, together with the right of access across the easements included in the attached plat for the necessary personnel and equipment to do any or all of the above work. The right, but not the obligation, is also hereby granted the city to do any or all of the above work. The right is also hereby granted to the city to cut down, trim, or remove any trees, shrubs, or other plants that interfere with the operation of or access to such facilities, in, across, under, or through said easements. No permanent buildings or trees shall be placed on said easements, but some may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses and rights, provided, however, that such use of said easements shall not conflict or interfere with public improvements and any conflicts in use shall be subject to the approval of the city.

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

Approved by the City Surveyor and Engineer of the City of Lake Forest, Lake County, IL
this _____ day of _____, A.D. 2022.

Signed _____
City Surveyor and Engineer

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

Approved by the Plan Commission of the City of Lake Forest, Lake County, Illinois
this _____ day of _____, A.D. 2022.

Signed _____
Chairman of said Plan Commission

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

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 delinquent 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. 2022.

Signed _____
Marshal of said City of Lake Forest

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

Approved and accepted by the City Council of the City of Lake Forest, Lake County, Illinois, this _____ day of _____, A.D. 2022.

Signed _____
Attest _____
Mayor
City Clerk

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

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 the plat.

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

This _____ day of _____, AD 2022.

Signed _____
County Clerk
Lake County, Illinois

This Plat submitted to the Office of the
Recorder of Deeds in Lake County, Illinois.

By: _____

Address: _____

City, State, Zip: _____

Upon recordation mail to:
City of Lake Forest
800 North Field Drive
Lake Forest, Illinois 60045

ABBREVIATIONS:
m. or meas. = measured
l. or rec. = record
CB = chord bearing
CH = chord length
L = arc length
N = North
S = South
E = East
W = West
S.F. = square feet

Owner Information:



JANUARY 20, 2022
PROJECT NO. 70-738

BLECK

engineers | surveyors

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

269 MARKET SQUARE SUITE A
LAKE FOREST IL 60045
T 847 604 8509
F 847 604 8508
WWW.MASISMORE.COM



SENIOR CENTER COTTAGES
EVERETT & TELEGRAPH RD
LAKE FOREST, IL 60045

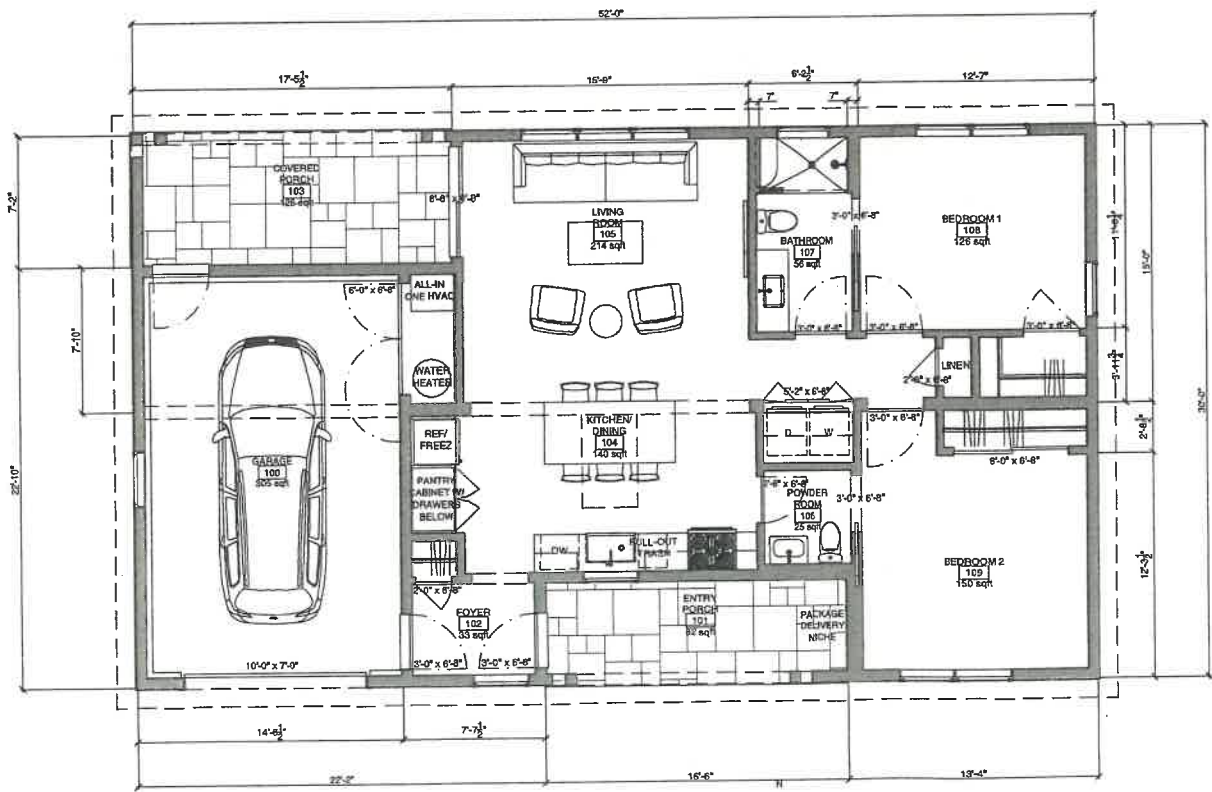
MAS

MIDWEST
ARCHITECTURE
STUDIO

269 MARKET SQUARE, SUITE A
LAKE FOREST, IL 60045
T 847 604 8593
F 847 604 3506
WWW.MAS1SMORE.COM



2 FRONT ELEVATION - OPTION 1
1/4" = 1'-0"



1 FLOOR PLAN - OPTION 1
1/4" = 1'-0"

ARCHITECTURAL PLANS
FLOOR PLAN & FRONT ELEVATION
SCALE: 1/4" = 1'-0"
1.19.22
DRAWN BY: RB

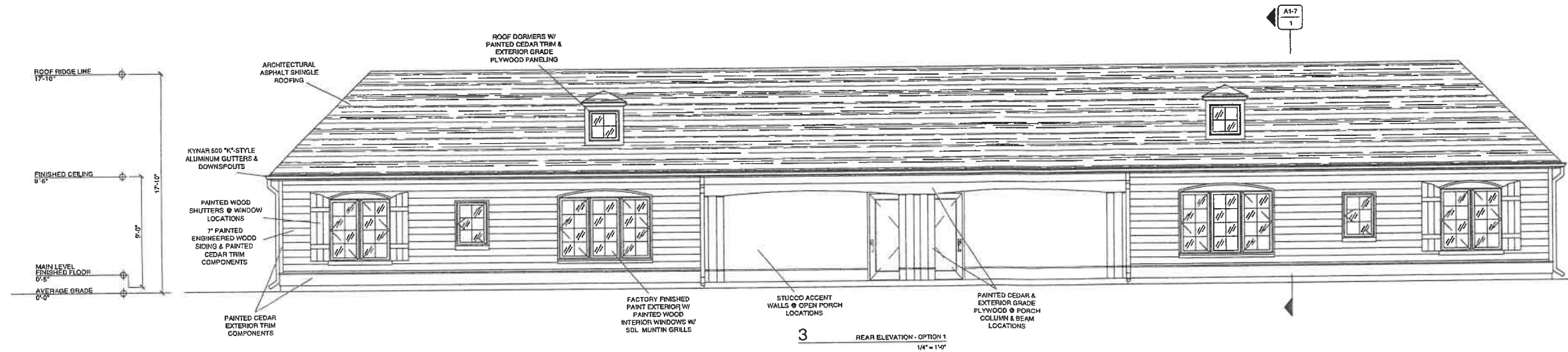
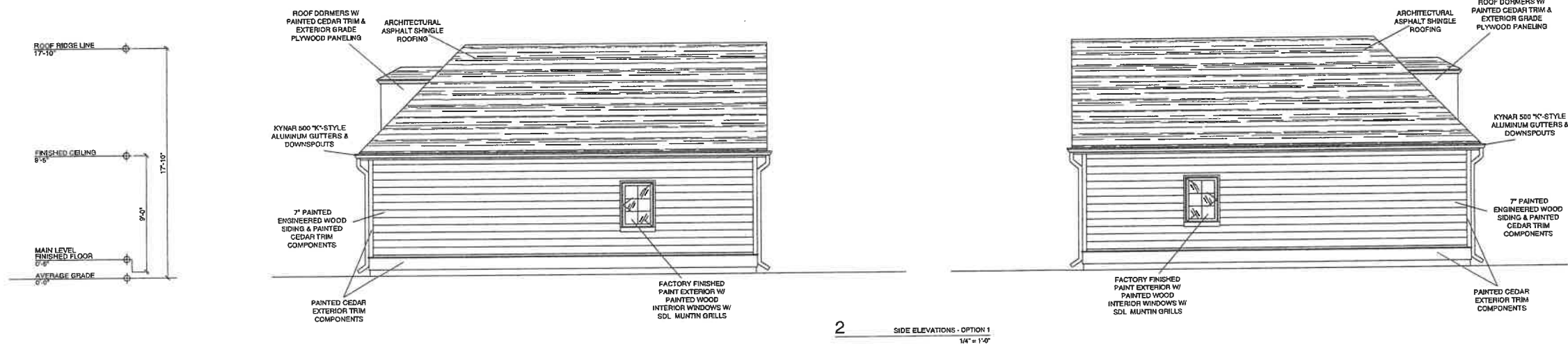
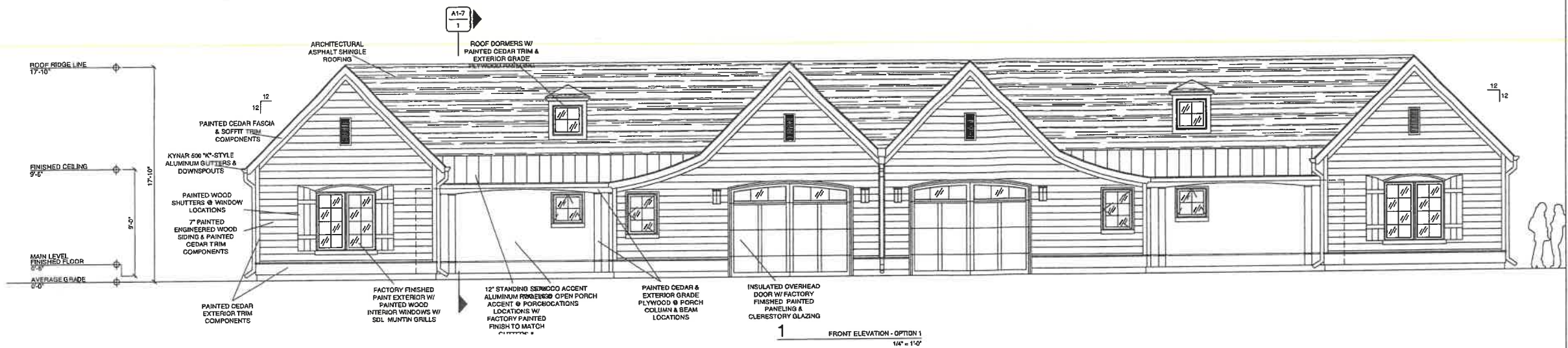
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EVERETT & TELEGRAPH RD
LAKE FOREST, IL 60045

A1-1

MAS

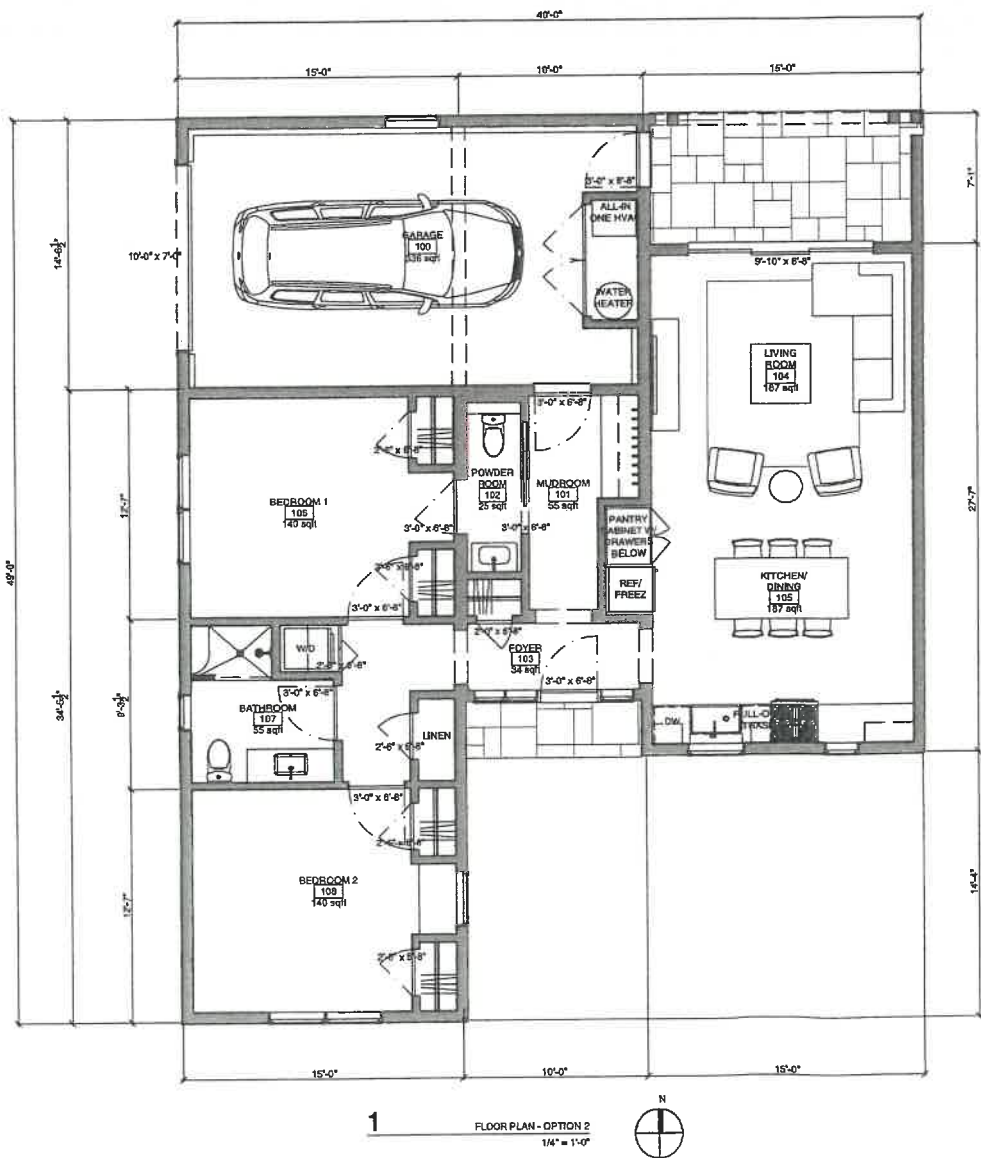
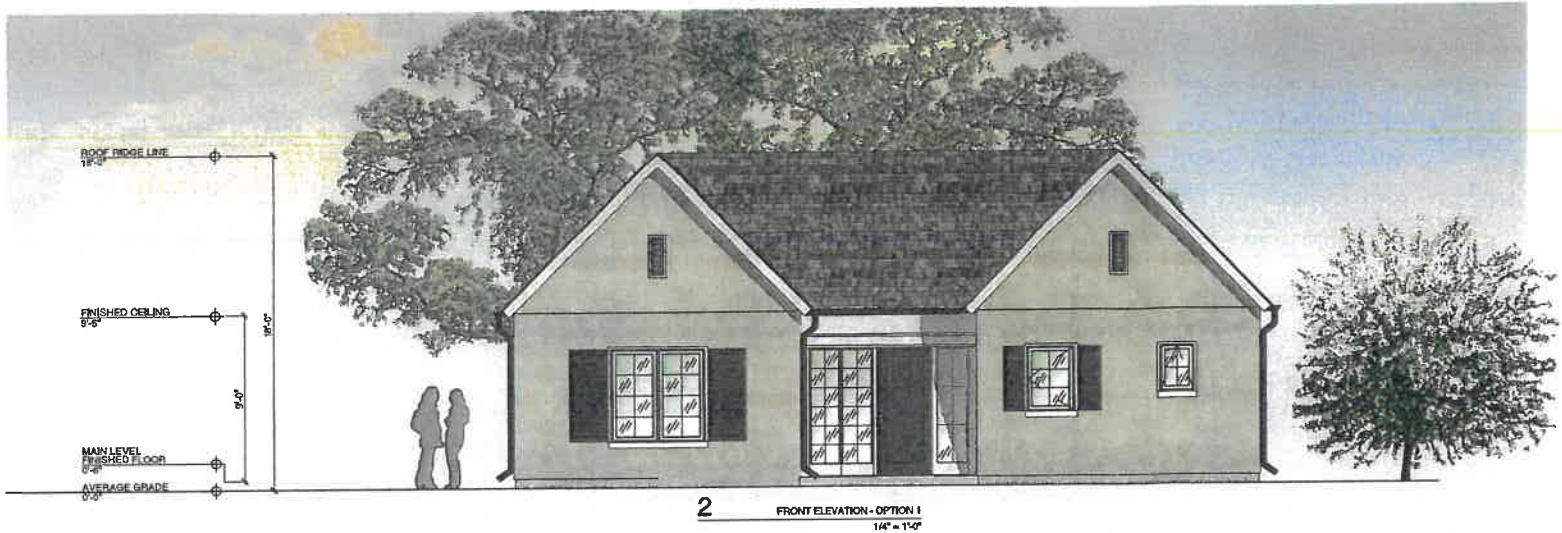
MIDWEST
ARCHITECTURE
STUDIO

269 MARKET SQUARE SUITE A
LAKE FOREST, IL 60045
T 847 604 8500
F 847 604 8508
WWW.MASISMORE.COM



ELEVATIONS
OPTION 1
SCALE: 1/4" = 1'-0"
1/1/22
DRAWN BY: BE

SENIOR CENTER COTTAGES
EVERETT & TELEGRAPH RD
LAKE FOREST, IL 60045



MAS

MIDWEST
ARCHITECTURE
STUDIO

269 MARKET SQUARE SUITE A
LAKE FOREST, IL 60345
T 847.634.8563
F 847.631.8536
WWW.MAS1EMORE.COM

ARCHITECTURAL PLANS
FLOOR PLAN & FRONT ELEVATION
SCALE: 1/4" = 1'-0"
1/10/22
DRAWN BY: BS

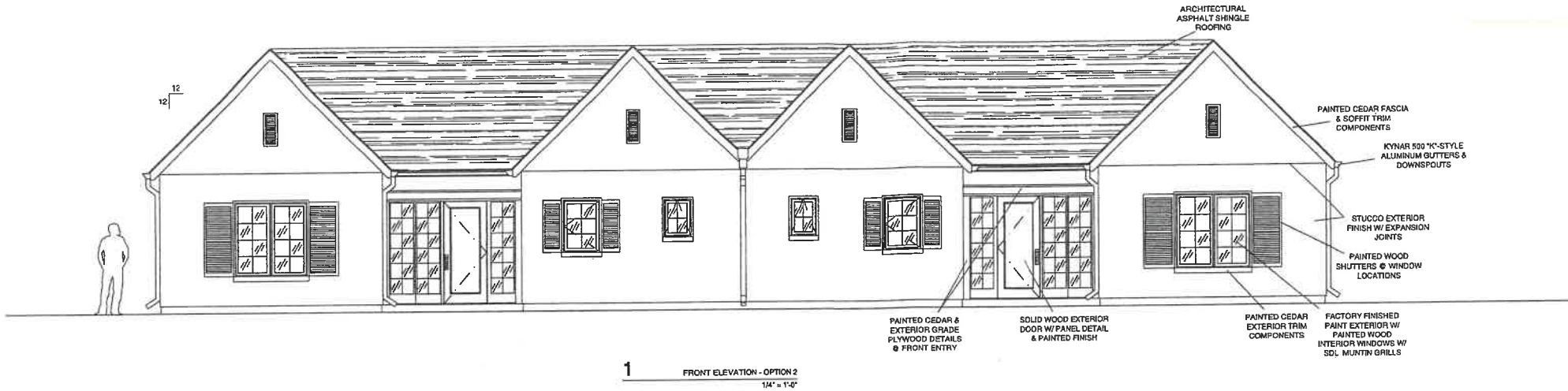
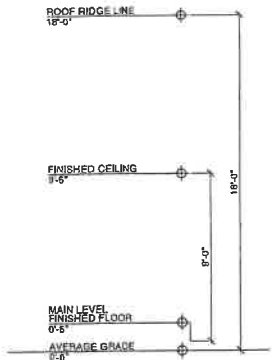
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EVERETT & TELEGRAPH RD
LAKE FOREST, IL 60345

A1-2

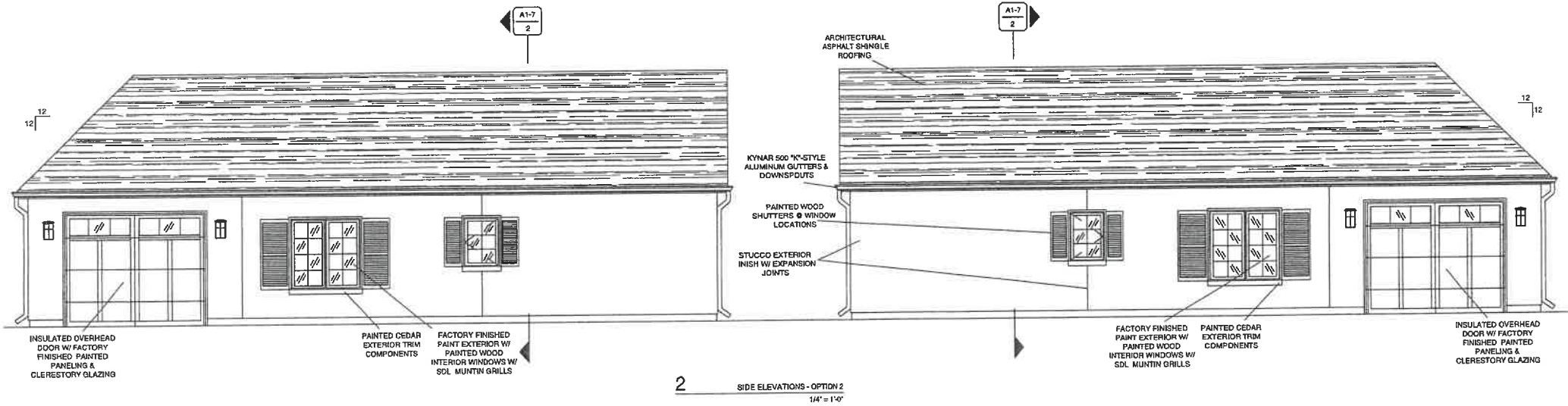
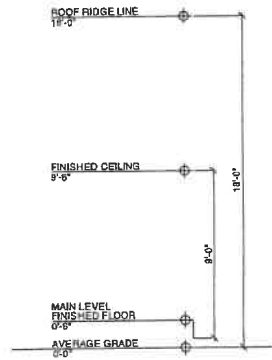
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MIDWEST
ARCHITECTURE
STUDIO

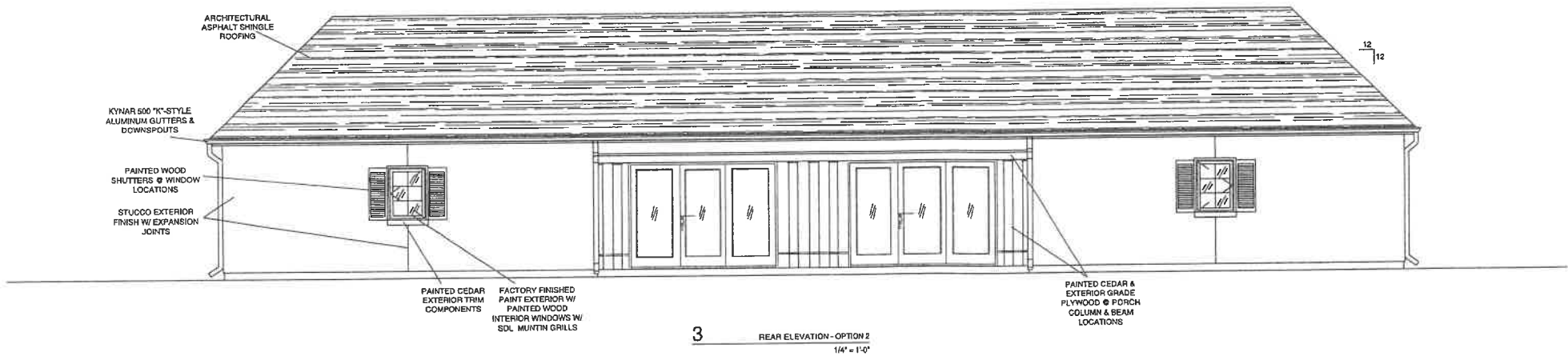
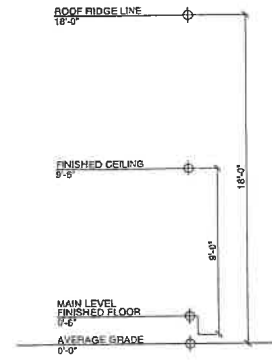
269 MARKET SQUARE SUITE A
LAKE FOREST, IL 60045
T 847 604 8508
F 847 604 8508
WWW.MASISMORE.COM



1 FRONT ELEVATION - OPTION 2
1/4" = 1'-0"



2 SIDE ELEVATIONS - OPTION 2
1/4" = 1'-0"



3 REAR ELEVATION - OPTION 2
1/4" = 1'-0"

ELEVATIONS
OPTION 2
SCALE: 1/4" = 1'-0"
1/13/22
DRAWN BY: BE

SENIOR CENTER COTTAGES
EVERETT & TELEGRAPH RD
LAKE FOREST, IL 60045

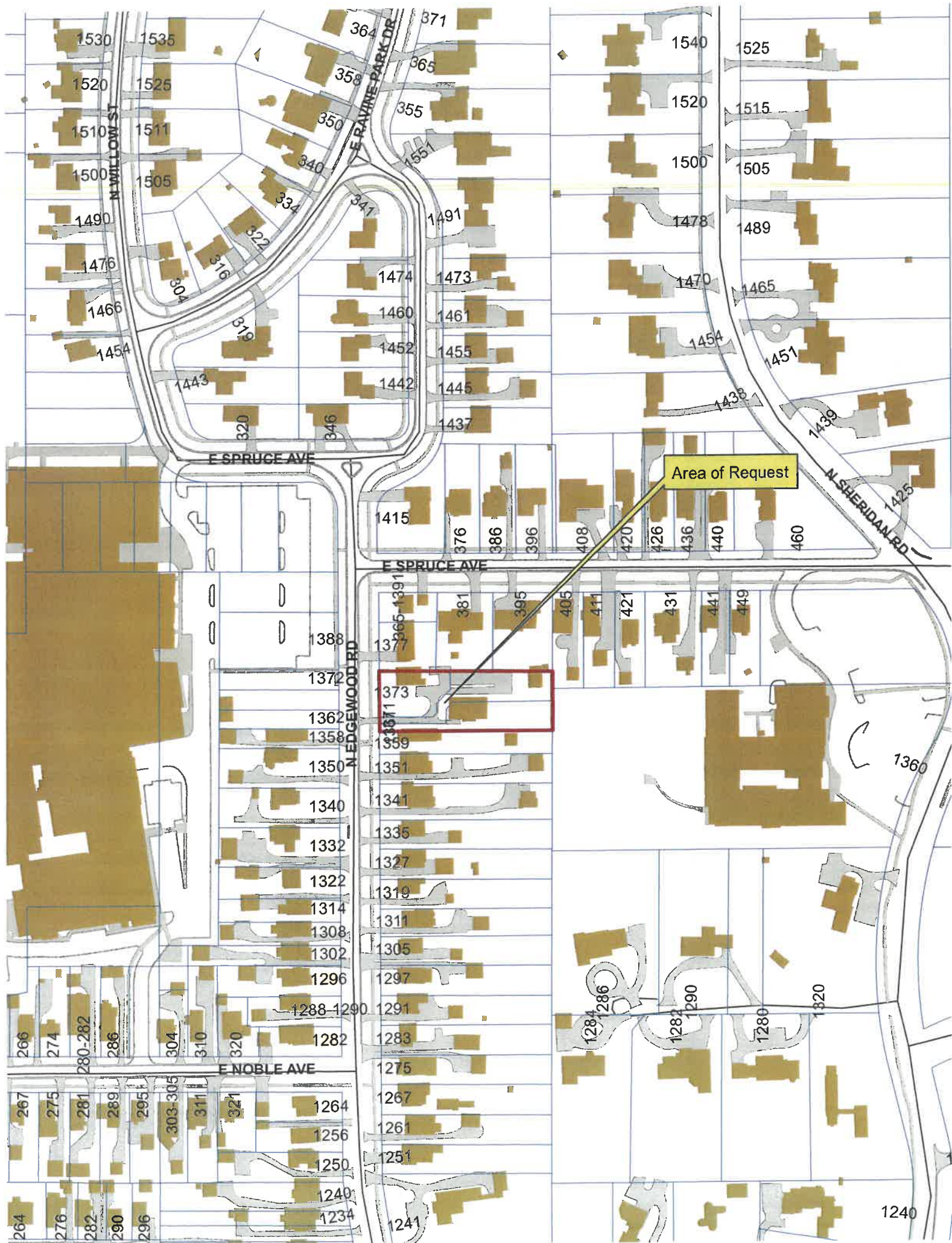
Plan Commission Meeting – February 9, 2022
Agenda Item 4

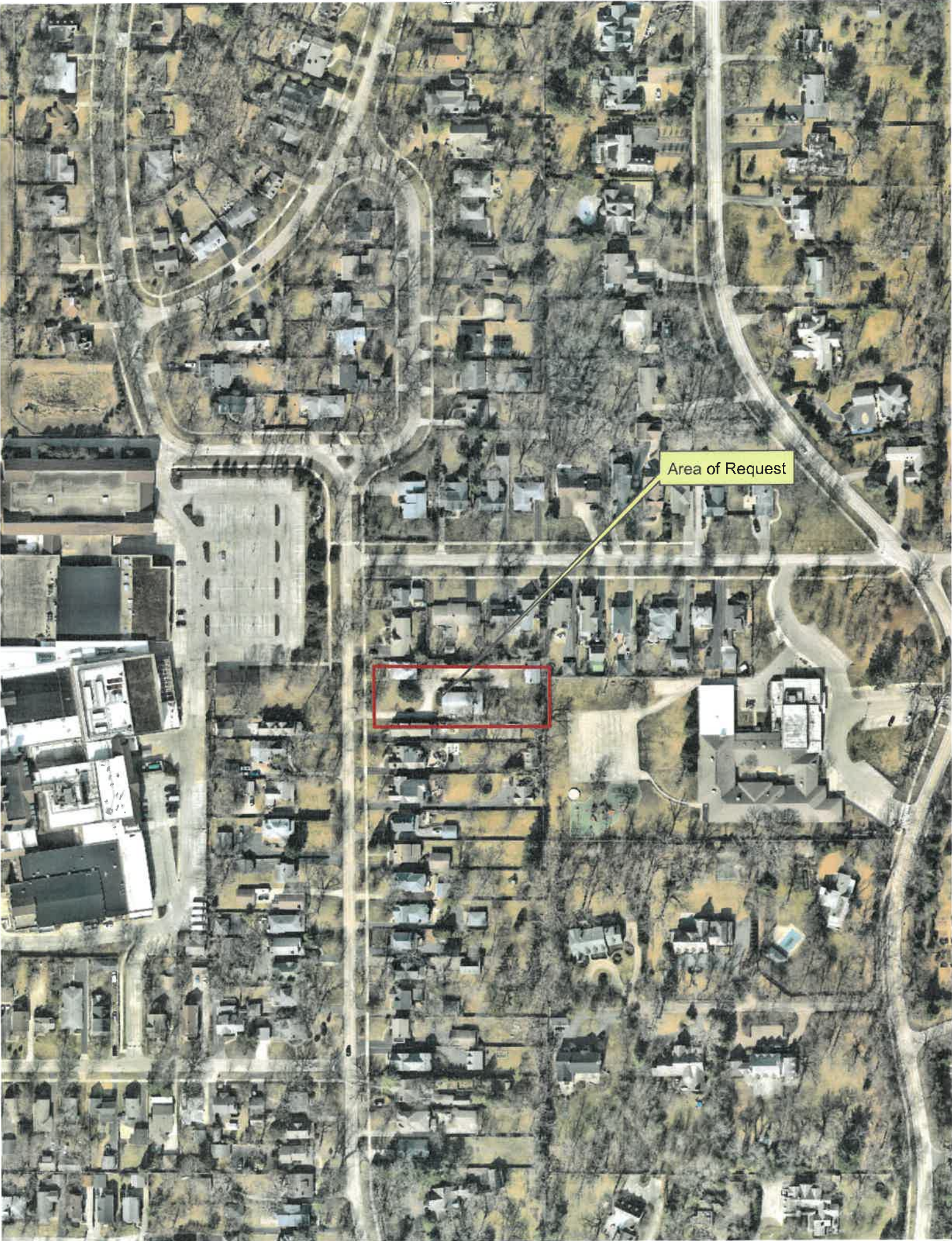
Resubdivision of James Shepard Subdivision
1361, 1371 and 1373 Edgewood Road

Vicinity Map
Air Photos
Staff Report
Zoning Map
Neighborhood Lot Size Map

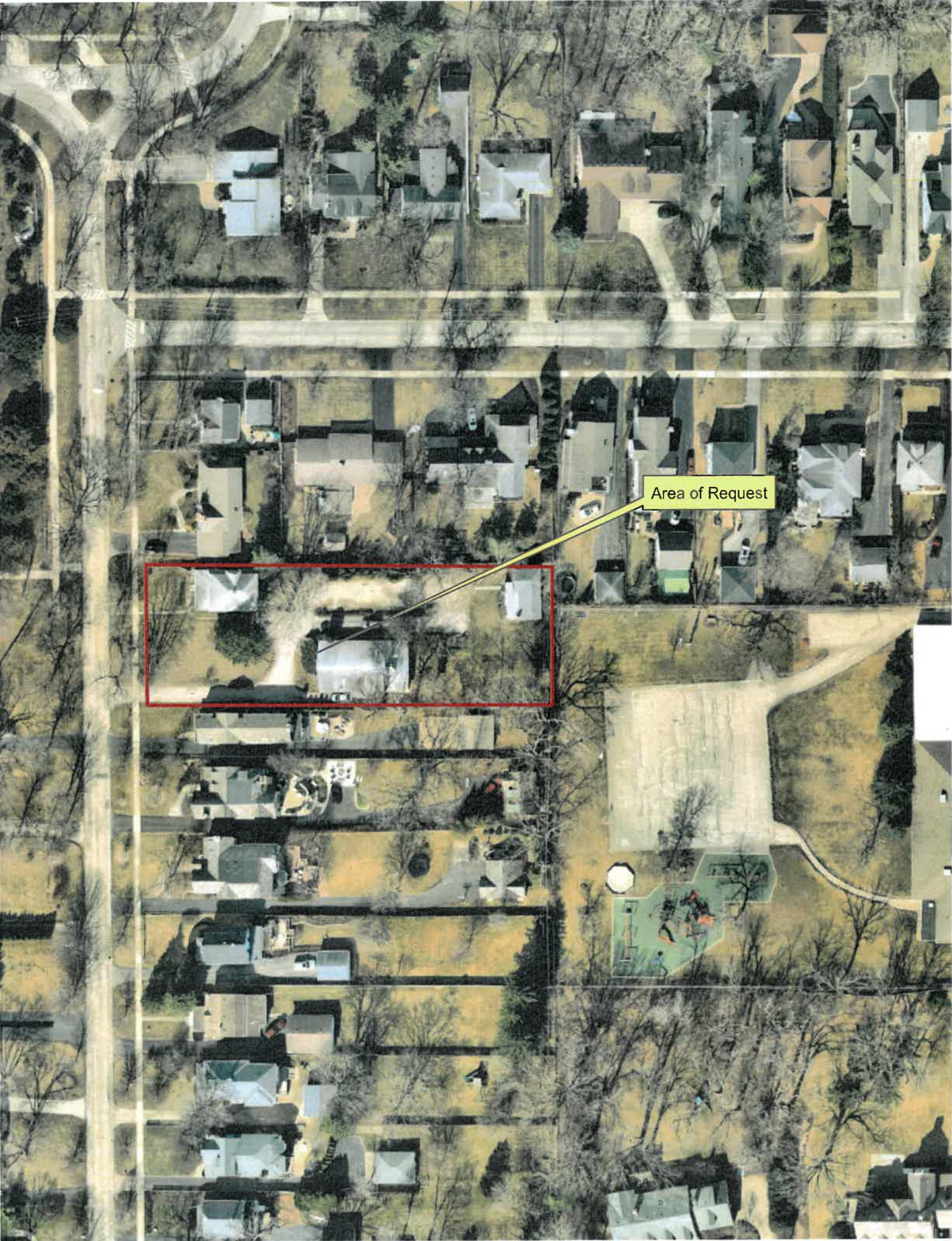
Materials Submitted by the Petitioners

Application
Statement of Intent
Proposed Resubdivision Plat
James Shepard Subdivision (1961) – Existing Lot Configuration
Existing Conditions – Pavement and Structures





Area of Request



Area of Request



STAFF REPORT AND RECOMMENDATION
Edgewood Resubdivision – 3 Lots to 2 Lots

TO:	Chairman Dixon and Members of the Plan Commission
DATE:	February 9, 2022
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	Request for Approval of a Tentative and Final Plat of Resubdivision – James Shepard Resubdivision – 1361, 1371, 1373 Edgewood Road

OWNER

Lillian H. Shepard Trust
c/o Joseph H. Duff, Successor
Trustee
6139 Wooster Avenue
Los Angeles, CA
Beneficiaries: Joseph H. Duff,
Rochelle M. Davis, Rudolph O.
Duff, Jr., Rahsaan O. Duff-
Tatum, Gingi F. Wingard, Laura
J. Stephenson

PROPERTY LOCATION

1361, 1371 and 1373 Edgewood
Road
East side of Edgewood Road south
of Spruce Avenue

ZONING

GR-3 General
Residence District

REPRESENTATIVE

Joseph H. Duff

Summary of the Request

This is a request for tentative and final approval of a plat of a resubdivision of the James Shepard Subdivision. The properties are in the GR-3 zoning district, no overlay districts apply to these properties.

The purpose of the proposed resubdivision is to reconfigure three existing lots into two lots. The proposed two lots are generally more in keeping with the size and configuration of other properties along Edgewood Road. Two of the three existing lots are considered “lots in depth” lots that do have the minimum street frontage of 50 feet required in the GR-3 zoning. The two proposed lots fully meet or exceed the minimum standards for lots in the GR-3 zoning district.

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 new homes are proposed on the lots.

Background Information

The petitioner’s statement is included in the Commission’s packet. A contractor purchaser is referenced in the petitioner’s statement however, the contract purchaser is not named in the

application materials. There is no City requirement that the contract purchaser be identified in an application for plat approval.

The overall property, comprised of the three lots that exist today, was created in 1917 as single lot, Lot 28, in the County Clerks' Plat of Subdivision. Based on City records, the original house on Lot 28 was constructed sometime before February 1928. The original house was demolished in 1946 and a new two story structure was built as a duplex that same year. This structure as altered through the decades remains today on the parcel that is addressed as 1373 Edgewood Road.

Lot 28 was subdivided in 1961 through the James Shepard Subdivision, a copy of which is included in the Commission's packet. This subdivision created the three lots as they exist today. Based on City records, a new residence was constructed shortly after the property was subdivided in 1961, on the parcel addressed today as 1361 Edgewood Road. City records are sketchy on the history of the structure on the rear parcel. It appears that as early as 1928, this parcel was addressed separately from the overall parcel even though it, at the time, was part of the larger parcel. It appears that the structure at the rear of the property may have originally been constructed as a garage for the original house. Permit records should modifications to the structure in the 1950's and very early 1960's. By that time, the structure appears to have been converted to a residence.

Based on City inspections of the property, the residence addressed as 1361 was occupied more recently and more consistently through the years than the other two structures. The other two structures have appeared to be vacant at least in recent years.

Surrounding Area

This property is in a smaller lot, established neighborhood. The property is adjacent to the rear yard of Sheridan School to the east and is across the street from property owned by Lake Forest High School. The boundary of the high school property is indicated on a map included in the Commission's packet.

Properties along Edgewood Road are generally narrow along the street frontage and deep, particularly the properties on the east side of Edgewood Road. Turning the corner on to Spruce Avenue, some of the closest properties are squarer in configuration than the properties on Edgewood Road. Lot sizes in the area vary considerably, sizes of the several lots close to the subject property are noted on a map in the packet. The two proposed lots by this resubdivision will be two of the larger lots in the neighborhood, but not the largest.

The property in this request is in a transitional area as evidenced by the zoning map included in the packet. The GR-3 zoning district provides a transition moving east from McKinley Road and away from the Central Business District with larger lot zoning to the north and east. The GR-3 District allows for both single family homes and duplexes. There are some duplexes scattered through this general area. The petitioner indicates that the intent is for a future buyer to construct a single family home on the each of the two reconfigured lots.

Present Request

The Lillian H. Shepard Trust has offered the entire property, all three lots for sale. In preparation for the sale of the property, the Trust is requesting a resubdivision as described above. All the existing structures and pavement will be removed from the site. Two vacant residential lots will remain. The demolition of the existing structures and removal of the pavement will need to be completed prior to the recording of the plat of resubdivision to avoid creating non-conforming

conditions on the properties. The sale of the property in its entirety can be sold prior to recording the plat of subdivision if desired by the owner. It is in the City's and the neighbors' interests to assure that the property is cleared, restored, and made available for redevelopment in the short term.

A summary of the proposed resubdivision is provided below:

1. As noted above, the existing three lots will be reconfigured into two lots.
2. The proposed Lot 1, the northern lot, totals 14, 712 square feet. Proposed Lot 2, the southern lot, totals 14,695 square feet. The minimum lot size in the GR-3 zoning district is 6,250 square feet. Both proposed lots meet the required minimum lot size.
3. The minimum lot width in the GR-3 district 50 feet. Both lots conform to the required lot width minimum.
4. A utility easement is provided along the east property line recognizing existing utilities in that location.

Public Notice

Public notice of this hearing was provided in the following manner. A legal notice was published in a newspaper of local circulation and a notice was sent to property owners in the surrounding area by U.S. mail.

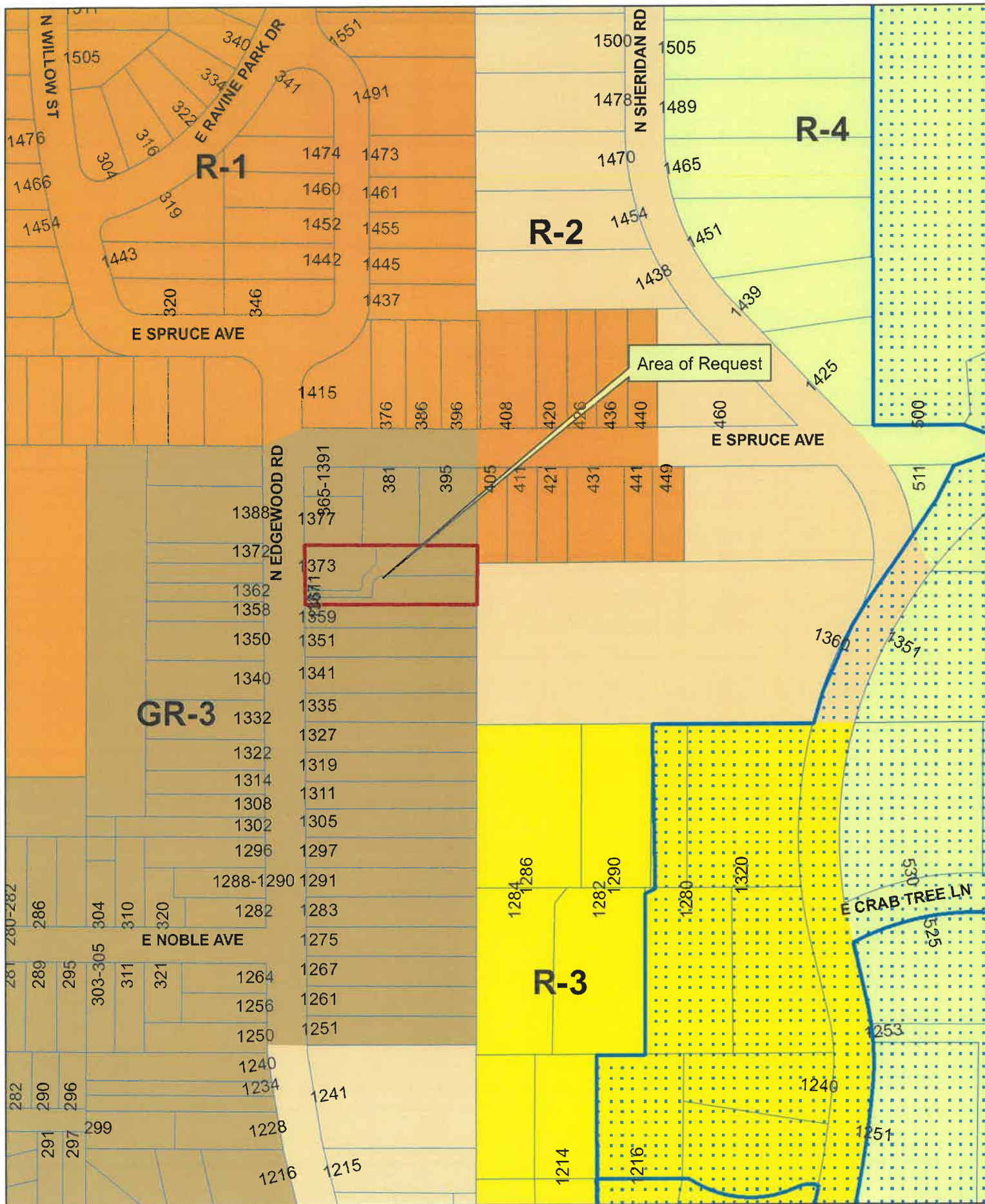
The agenda for this meeting was posted at various public locations and on the City's website.

As of the date of this writing, staff has not received any communications regarding this petition.

Staff Recommendation

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

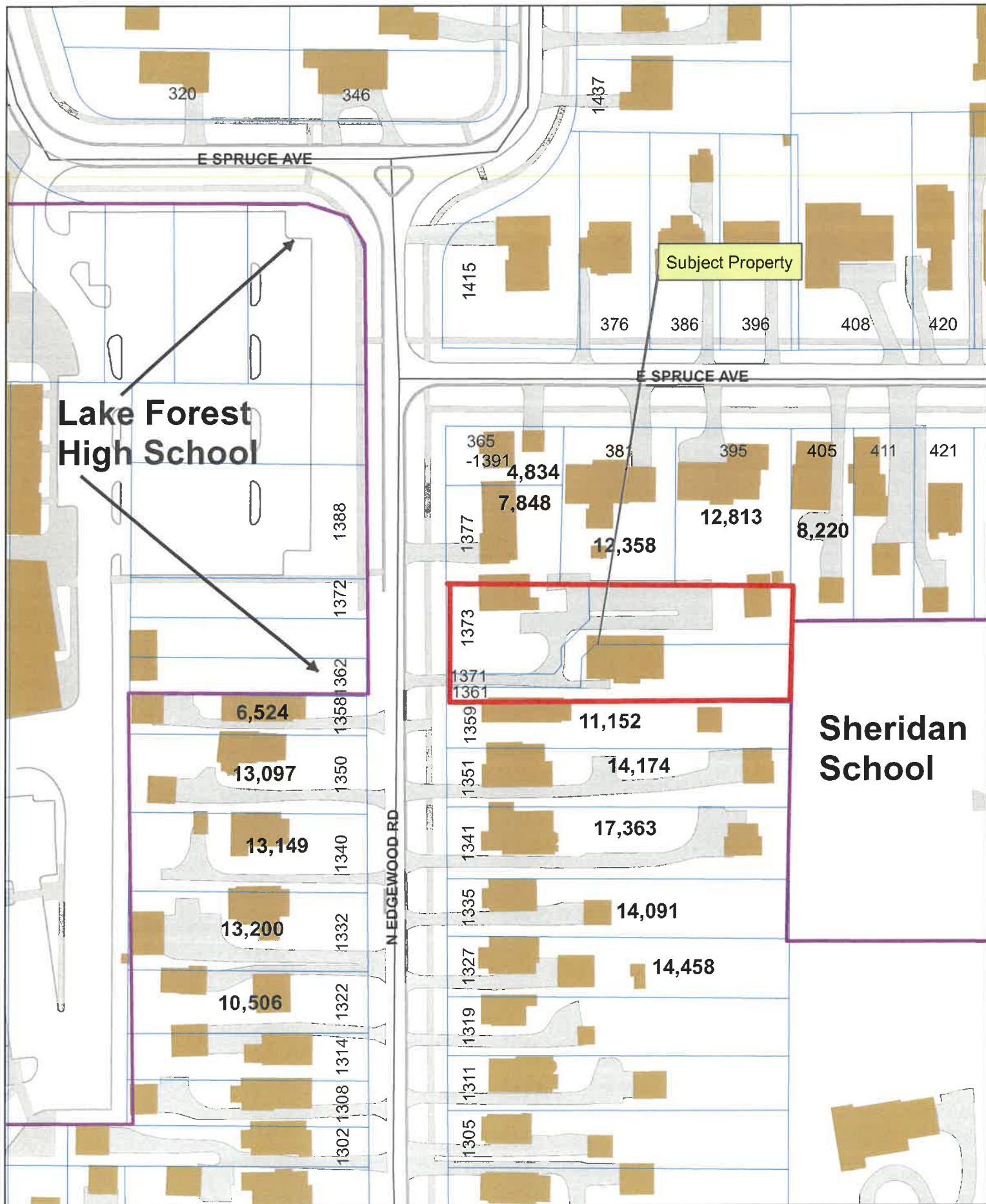
1. The existing structures must be removed and the site graded and stabilized prior to the recording of the plat of subdivision to avoid creating non-conforming conditions on the two newly configured lots.
2. Prior to the recording of the plat of subdivision, all applicable fees shall be paid.



Edgewood Resubdivision Zoning Map

1 inch = 208 feet





Edgewood Neighborhood

1 inch = 104 feet



THE CITY OF LAKE FOREST
APPLICATION FOR RESUBDIVISION – TENTATIVE AND FINAL

EXHIBIT C

TRUST OWNERSHIP

Please list the Trust number and name and address of the Trustee, as well as the names and addresses of all beneficiaries of the Trust, together with their respective interests in the Trust. The application shall be further verified by the applicant in his capacity as Trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the trust.

TRUST NUMBER FEIN 86-6756264

TRUSTEE INFORMATION

NAME Joseph H. Duff, Successor Trustee

FIRM Lillian H. Shepard Trust, DTD

ADDRESS 6139 Wooster Ave.

Los Angeles, CA

PHONE 323-459-5411

BENEFICIARIES

NAME Joseph H. Duff

ADDRESS 6139 Wooster Ave.

Los Angeles, CA

TRUST INTEREST 30 %

NAME Rochelle M Davis

ADDRESS 1351 N. Western Ave, Apt . 315

Lake Forest, IL 60045

TRUST INTEREST 30 %

NAME Rudolph O. Duff, Jr.

ADDRESS 3697 W. Menlo Ave.

Hemet, CA 92545

TRUST INTEREST 10 %

NAME Rahsaan O. Duff-Tatum

ADDRESS 3363 La Selva, Unit A

San Mateo, CA 94403

TRUST INTEREST 10 %

NAME Gingi F. Wingard

ADDRESS 234 Willow Grove Ave.

Philadelphia, PA 19118-3919

TRUST INTEREST 10 %

NAME Laura J. Stephenson

ADDRESS 3201 Tally Ho. Lane

Madison, WI 53705

TRUST INTEREST 10 %

1361, 1371, 1373 N. Edgewood Road
Lake Forest, IL 60045

OVERVIEW: The subject properties are currently configured as (3) non-conforming sites. Each of the 3 existing structures were built at various unknown periods between the turn of the century and 1970. Given their current conditions, all 3 structures are prime candidates for complete demolition and ground up development. T

INTENTIONS: The contract purchaser has extreme familiarity with the sites. He purchased and developed 1359 Edgewood; this parcel was originally apart of the same Lillian Shepard Subdivision. The contractor purchaser intends to demolish all of the encompassing structures and build 2 new homes compatible with others in the community.

1371 EDGEWOOD ROAD SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 28 TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

Lot 1 PIN 12-28-109-005
Lot 2 PIN 12-28-109-006
Lot 3 PIN 12-28-109-007

SPRUCE AVENUE

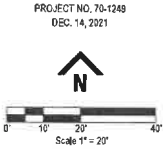
EDGEWOOD ROAD



TYPICAL SETBACKS	
FRONT	40'
REAR	30'
INTERIOR SIDE	6'
CORNER SIDE	12'

ABBREVIATIONS:
m. or meas. = measured
i. or rec. = record
CB = chord bearing
CH = chord length
L = arc length
N = North
S = South
E = East
W = West
SF = square feet

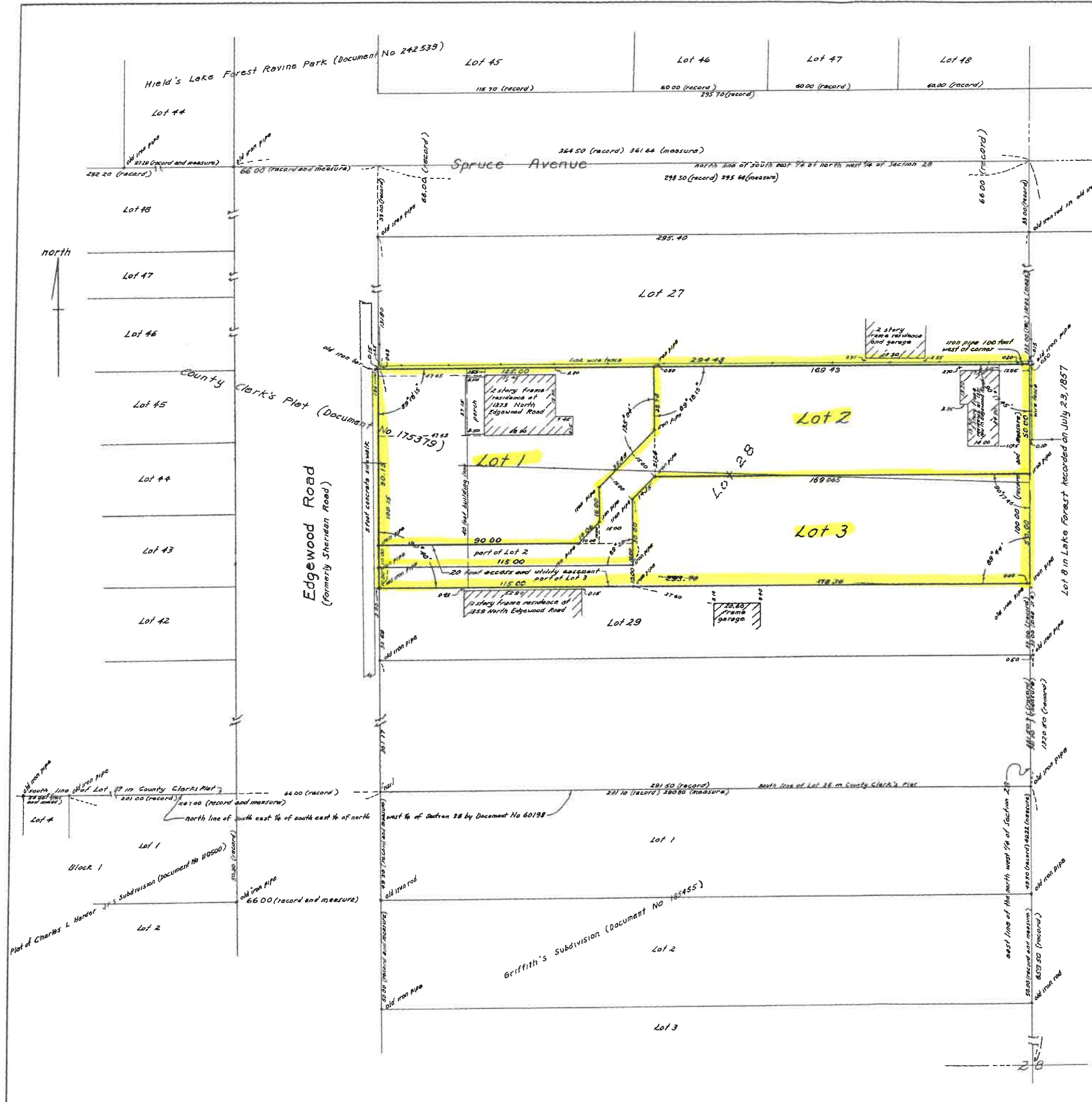
SHEET 1 OF 2



BLECK

engineers | surveyors

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



James Shepard Subdivision

of
Lot 28 in County Clerk's Plat recorded as Document No 175379 on December 17, 1917, in the north 1/2 of Section 28, Township 44 North, Range 12 East of the 3rd Principal Meridian, City of Lake Forest, Lake County, Illinois

Scale 1 inch = 20 feet

graphic scale in feet

0 5 10 20 30 40 50 60

All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof

for
Mr James Shepard
1373 North Edgewood Road
Lake Forest, Illinois

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

State of Illinois) ss
County of Lake)
Sub No. 1115174
Plat No. 1115174

All 1st class - 25 1/2

Plats - 95

Stake - 1/2 inch

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 plotted the property described in the caption of this plat. We do further certify that we have permanently monumented with iron pipes and other stakes as shown hereon the several corners of each of the three lots hereby created and that this plat is a correct representation of the surveying and staking of the subdivided property.
dated at Lake Forest, Illinois, this 12th day of June, 1961

attest
Carl E. Baudouin
as Assistant Secretary-Treasurer of said Company
and as Illinois Registered Land Surveyor No 35-1673
(corporate seal)

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

State of Illinois) ss
County of Lake)
We, James Shepard and Lillian H. Shepard, 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 plotted as shown hereon for the purpose of having this plat recorded as provided by law.
dated at Lake Forest, Illinois, this 12th day of June, 1961

James Shepard
Lillian H. Shepard, owner

State of Illinois) ss
County of Lake)
Robert Becker, a Notary Public in and for the County of Lake in the State of Illinois, do hereby certify that James Shepard and Lillian H. Shepard, husband and wife, respectively, 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 12th day of June, 1961

Notary Public

My notarial commission expires on March 1, 1963
(notarial seal)

State of Illinois) ss
County of Lake)
I, Garfield R. Leof, 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 18th day of July, 1961

(County Clerk's seal)

State of Illinois) ss
County of Lake)
I, William H. Harding, 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 10th day of July, 1961

Collector of said City of Lake Forest

approved by the Plan Commission of the City of Lake Forest, Lake County, Illinois, this 21st day of June, 1961

Chairman of said Plan Commission

approved and accepted by the Council of the City of Lake Forest, Lake County, Illinois, this 10th day of July, 1961

attest
City Clerk

Mayor of said City of Lake Forest

(corporate seal)

JAMES ANDERSON CO =
OR
Drawn by 10170
No. 1115174
Date June 16, 1961
File No. 3-5-599



Plan Commission Meeting – February 9, 2022
Agenda Item 5

1401 N. Western Avenue
Special Use Permit for a Central Business District Planned Development
Adaptive Reuse of an Office Building for Multi-Family Residential

Vicinity Map
Air Photos
Staff Report
Air Photo
Zoning Map – Surrounding Area
Context Map – Relationship to Larger Central Business District

Materials Submitted by the Petitioner

Application
Statement of Intent
Site Context Plan
Property Survey
Site Plans – Existing and Proposed
Streetscape Conceptual Rendering
Floor Plans and Roof Plan
Elevations
Streetscape Images
Photos – Existing Conditions



Area of Request
1401 N. Western Avenue



Area of Request
1401 N. Western Avenue



Area of Request
1401 N. Western Avenue



STAFF REPORT

TO:	Chairman Dixon and members of the Plan Commission
DATE:	February 9, 2022
FROM:	Catherine J. Czerniak, Director of Community Development
SUBJECT:	1401 N. Western Avenue – Special Use Permit to Authorize a Central Business District Planned Development

Property Owner

1401 N. Western Avenue LLC
Carmin Speranza 110%
1401 N. Western Avenue
Lake Forest, IL 60045

Property Location

1404 N. Western Avenue
East side of Western Avenue,
Opposite Thomas Place

Zoning District

B-2
Community Commercial

Contract Purchaser: The Highview Group
Tom Swarthout
778 N. Western Avenue
Lake Forest, IL 60045

Representative: Tom Swarthout

This petition is presented for initial Commission and public comment, questions and identification of any issues. After further public notice, this petition will be returned to the Commission at the March 9, 2022 meeting for formal action.

Summary of the Request

The contract purchaser proposes to adaptively reuse and expand the existing office building at 1401 N. Western Avenue for multi-family residential. Nine rental residential units are proposed. The footprint of the building will remain the same except that the front façade will be infilled to eliminate the angle element. The addition of a third floor is proposed.

This project is before the Plan Commission for consideration as a Central Business District (CBD) Planned Development. The CBD Planned Development provisions in the Zoning Code, Section 159.114, provide development incentives to encourage projects that provide desired uses and development in the business district. The stated purpose of the CBD Planned Development provisions is:

To allow flexibility to achieve the goals of maintaining a vital business district, preserving the historic character and significance and ensuring that development is consistent with available infrastructure. This provision provides a process for the Plan Commission and City Council to consider development incentives that vary from the standards in the B-2, B-3 and B-4 districts through the Special Use Permit process.

The petition is requesting a recommendation from the Plan Commission in support of a Special Use Permit approving a CBD Planned Development to:

1. Allow a floor area ratio of up to 1.0 as provided for in the B-2 zoning district for developments approved through the CBD Planned Development process which meet certain criteria as detailed below.
2. Allow a deviation from the strict application of the parking requirements to allow a portion of the site to be “land banked” for with additional parking spaces which can be installed to fully meet the parking requirements in the Code, if in the future, additional spaces are needed to meet demand from the residents of the building.

Description of the Property and Surrounding Area

The 1401 N. Western Avenue property is located at the north end of the City’s Central Business District. This area is characterized by multi-family development and a limited amount of small scale office, retail, and service businesses. There has been recent development activity in the area with the redevelopment of the City’s former Municipal Services Facility site for a mix of residential uses; apartments, condominiums and single family homes.

The property in this petition totals 14,042 square feet and is located on the east side of Western Avenue, immediately adjacent to the railroad tracks to the east. The property is developed with a two story office building, designed in a contemporary style, built in the late 1970’s. The building is part of a mixed use area developed with multi-family buildings, small office buildings, and mixed use buildings with retail and service businesses on the first floor and residential uses of the upper floors. The area is a mix of one, two and three story buildings.

Staff Review

❖ Comprehensive Plan

The Comprehensive Plan generally designates the area north of Woodland Road, along Western Avenue for a mix of multi-family residential and commercial uses with commercial uses limited to the Western Avenue street frontage. Although the area in which the property in this petition is located is not specifically addressed in the Comprehensive Plan, the Central Business District chapter of the Comprehensive Plan in summary states:

- Redevelopment of underdeveloped properties should strengthen the mixed use, pedestrian oriented and historic character of the CBD.
- Streetscape improvements are encouraged to enhance pedestrian links to the CBD.
- Retail should be primarily directed to the area between Deerpath and Wisconsin Avenue.
- Residential development is encouraged above first floor retail and office uses.

The proposed conversion of the office building at 1401 N. Western Avenue to residential use is consistent with the Comprehensive Plan which identifies this area for a mix of uses including multi-family residential. The proposed enhancement to the building modifies the building footprint only slightly as noted above, removing the angled element on the streetscape and infilling that space with a more conventional, masonry front façade commonly found throughout the City’s Central Business District.

❖ Zoning

The 1401 N. Western Avenue property is in the B-2, Community Commercial Business District. The purpose of this district as stated in the Zoning Code, Section, 159.111, is in part as follows:

The B-2 Community Commercial District is oriented toward retail, service businesses and multi-family residential development. All or a significant portion of parking for individual developments is provided on site, no public parking lots are available in this District. The B-2 District is located along Western Avenue

at the north and south ends of the Central Business District. There are fewer historic buildings and there is less orientation to pedestrians than in the other business districts.

The proposed use, multi-family, is a permitted use in the B-2 district.

Setbacks. In the B-2 district, a front yard setback of five feet is required. The existing building, at the closest point, is setback five feet from the property line and aligns with the adjacent building to the south. As noted above, the angled portion of the front of the building will be infilled and brought forward to create a consistent front façade of the building. There are no other setback requirements in this district. The existing building and the building with the proposed modification to the front façade complies with the applicable setback requirements.

Floor Area Ratio. By right, the B-2 district permits a floor area ratio of .50. That is, the square footage of a building is permitted to be 50% of the total square footage of the lot. The existing office building on the site totals 8,776 square feet and exceeds the permitted .50 floor area ratio however, the building was constructed in 1978, prior to the current Code requirements. Through the CBD Planned Development provisions, a floor area ratio of 1.0 may be granted for properties in the B-2 district through a Special Use Permit as discussed below. This petition requests approval of a 1.0 floor area ratio.

❖ **CBD Planned Development**

A CBD Planned Development must be considered and granted through the Special Use Permit process. The purpose of the CBD Planned Development provision is described at the beginning of this staff report.

In the B-2 zoning district, the CBD Planned Development provisions allow for an increase in the floor area ratio from .50 to 1.0. Floor area ratio (FAR), rather than the City's Residential Building Scale provisions, governs the size of buildings in the B-2, B-3 and B-4 zoning districts and commercial and multi-family buildings. FAR is the ratio of a building's square footage in relation to the size of the property on which it is located. The 1401 N. Western Avenue property totals 14,021 square feet. There are three access easements that cross the property in a north/south direction, an alley access easement and two utility easements. There is no prohibition in the easements that excludes the square footage of the easements from the FAR calculation.

If granted, a CBD Planned Development will allow the square footage of the building to be up to 14,021 square feet, an FAR of 1.0, rather than .50 as permitted by right in the B-2 zoning district. As proposed, the expanded building totals 13,906 square feet and complies with a 1.0 FAR limitation.

The CBD Planned Development provisions allow for a reduction in the required number of on site parking spaces however, in this petition, a reduction in the number of spaces is not requested. The required number of parking spaces for the nine residential units, 20 spaces, can be accommodated on the site. Currently, there are 17 parking spaces behind the office building. Fourteen pull-in spaces and three parallel parking spaces. The parallel spaces are located on the east side of a 20 foot wide alley that runs north/south behind several buildings along the east side of Western Avenue in this area. The area in which the parallel spaces are located, close to the east property line, can accommodate seven pull-in spaces. The petition is requesting that the additional three spaces needed to fully meet the parking requirements of the Code be "land banked" and installed only if, after the building is occupied, they are determined to be needed to support tenant and visitor parking.

The existing office building at 8,776 square feet, based on today's Code, would require 34 parking spaces. The building is currently deficient in parking from a Code perspective but as noted above, the building was constructed prior to current Code regulations. Importantly, office buildings generate a higher traffic volume and if fully occupied, a higher demand for parking than residential units. It was staff's determination that a traffic study was not needed for this petition given the proposed change in use from a higher intensity use, to a lower one.

In addition to the standard criteria for a Special Use Permit which are addressed later in this staff report, there are additional criteria that must be considered for CBD Planned Developments. The criteria that apply to CBD Planned Developments in the B-2 zoning district are reviewed below.

1. Residential uses must be included in the development above the first floor unless the developer demonstrates that such uses will not further the overall purpose of the zoning district.

This criterion is satisfied. Residential units are proposed on all three floors.

2. If a drive through is proposed, it must be located off site, within a building or constructed to avoid additional curb cuts.

This criterion is not applicable to this development. A drive through is not proposed. No additional curb cuts are proposed.

3. The building and landscape plans have received at least conceptual approval from the Building Review Board.

This criterion is satisfied. On February 2, 2022, the Building Review Board considered this petition at a public hearing and voted unanimously to recommend approval of the design aspects of the building, landscaping, and the requested height variance to the City Council. Height variances are under the purview of the Building Review Board. The Board's recommendation in support of the petition included several conditions with direction to staff to work with the petitioner to address the conditions as final design development occurs. The Building Review Board's conditions are summarized below.

- Study alternate designs to minimize the roof top access stair element and explore other means to access the roof to service the mechanicals.
- Investigate the availability of limestone, as opposed to cast stone, for the window headers, sills, cornice, and coping.
- Develop means to minimize the visual impact of the third floor demising walls using color and or texture.
- Determine an appropriate width for the standing seam metal roof panels based on the scale of the building.

In addition to the above criteria, *one or more* of the following criteria must be satisfied. Criterion six below is fully met.

4. At least 50% of the required parking spaces are located underground or all of the parking spaces are located in a parking deck one level of which is constructed below grade.

This criterion is not met. The existing parking lot that is located behind the building will continue to serve the building. If needed, an additional four parking spaces will be added in the available space along the east side of the site, adjacent to the railroad tracks. Some vegetation will need to be cleared, but the space can easily be converted to accommodate the additional spaces.

It appears that the intent of this criteria is satisfied in that a new surface parking will not be constructed as part of this project and, the existing parking lot for the building is behind the building and not visible from the streetscape.

5. At least 25% of the site is retained as open space.

This criterion is not met. Today, nearly the entire site is impervious surface covered by building or hardscape. With the reconfiguration of the front façade of the building, a consistent planting strip along the front of the building will be added. An internal courtyard, at the northeast corner of the building will be maintained as open space with lawn, plantings, and a paver walkway. Small balconies are proposed on some of the units, although due to the limited size, they will have limited use, the balconies do provide the units with a connection to the outdoors.

As an adaptive reuse of the site, and given the location of the building near the front property line consistent with the development pattern along Western Avenue, it is difficult to add open space to the site.

6. An increased setback of at least five feet is provided along the streetscape side of the building or a “pocket park” is created with a visual character and pedestrian link to the public street.

This criterion is met. As noted above, the front façade of the existing building is setback five feet from the property line. This setback will be maintained, and a landscape border will be installed between the building and the sidewalk to soften the streetscape.

❖ **Special Use Permit**

As noted above, a CBD Planned Development, at the discretion of the City, can be approved through a Special Use Permit.

In addition to the criteria specific to a CBD Planned Development as detailed above, the following **findings** are also 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 use of the renovated building for nine apartments, will provide updated housing options in the community. The renovated building will be brought up to current life safety standards. To provide the necessary life safety elements in the building, the water service to the building will need to be upgraded offering an incentive to the owners of adjacent buildings to take advantage of the opportunity to achieve economies of scale by upgrading their water services at the same time.

No new curb cuts and no changes to the traffic patterns are proposed. Residential uses generate less traffic than office uses. The proposed adaptive reuse of the building for multi-family units will not generate excessive traffic, noise, odors or light with activity levels similar to those that occur at nearby multi-family buildings located in the area.

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 is currently underutilized and not fully occupied as an office building. The property is located at the north end of the business district, in an area where the City hoped to encourage private investment by undertaking a streetscape improvement project in the immediate area in recent years. A significant, multi-million dollar stormsewer upgrade project is planned to get underway in the coming months to benefit this area. The proposed renovation of the building and the addition of new residential units will support property values in the area and may incent additional private investment.
3. The use will not impede the normal and orderly development and improvement of the surrounding properties. The properties in the area are developed. Overtime, additional redevelopment can be expected in this general area. Establishing a pattern of updated, fully Code compliant construction with quality materials and landscaping will not impede further redevelopment and upgrades in this area. The addition of residents within walking distance of local restaurants, retail and service businesses will help to support the continued vitality of the business district.
4. The exterior architectural appearance of the building, the landscaping, hardscape, signage, and overall site has received a recommendation of approval from the Building Review Board.
5. Adequate utilities and roadways exist to support the proposed development. This site is currently developed and served by adequate utilities and roadways.

Public Comment

To date, public notice of this public hearing was published in a newspaper with local circulation. Notice was also mailed by the contract purchaser and by the City to surrounding residents and property owners. Additional notice will be provided before this petition returns to the Commission for final action in March.

The agenda for this meeting was posted at various public locations and on the City's website.

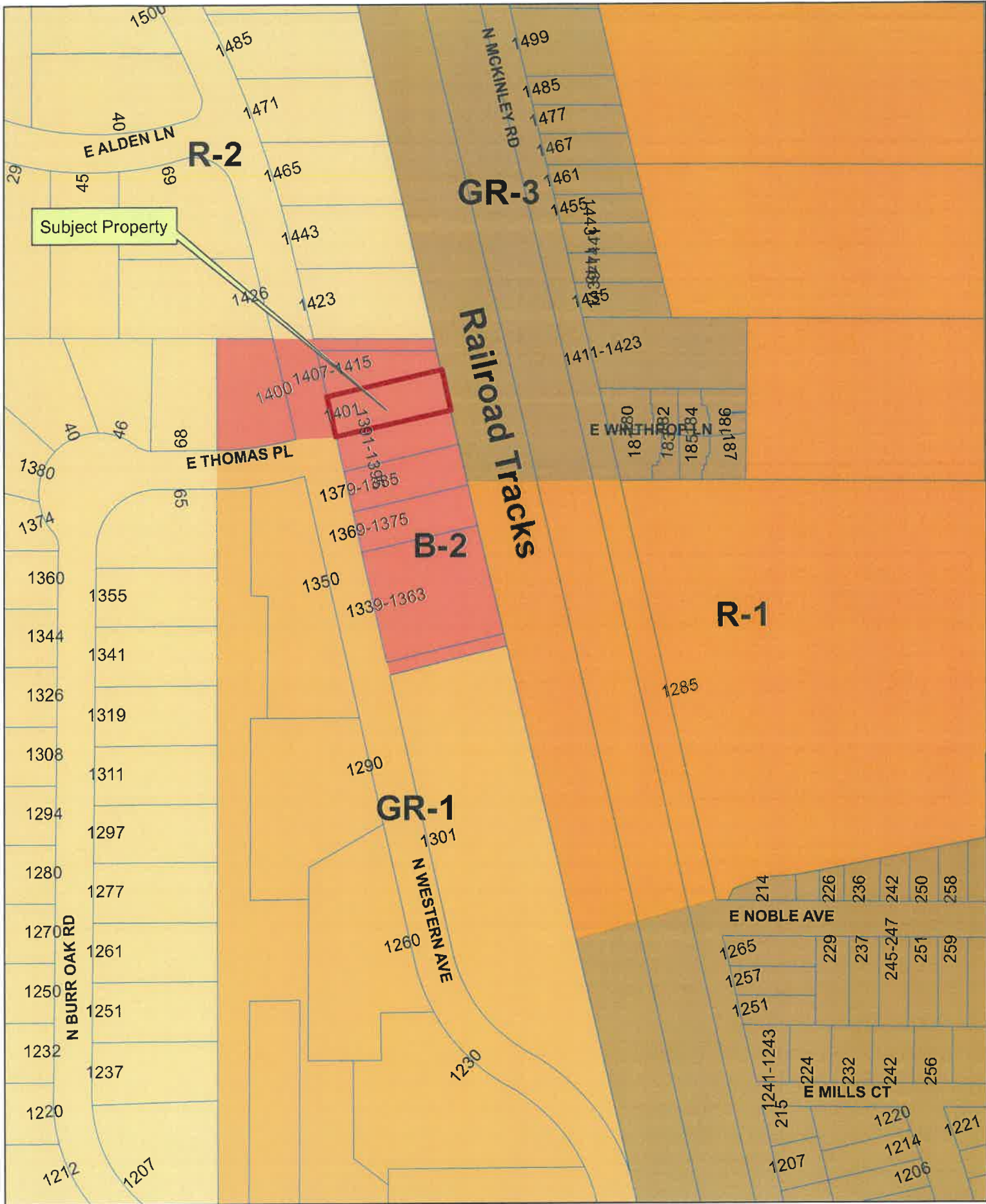
To date, no correspondence was received on this petition. Staff received a phone call from a resident in a neighboring condominium expressing concern about the amount of construction activity that has recently occurred in this area and the construction activity including the storm sewer upgrade project that is planned for the near future.

No public comment on this petition was received by the Building Review Board prior to or at its recent meeting.

Staff Recommendation

Continue the petition after providing input and presenting any questions to the petitioner and City staff.

Direct staff to return this petition to the Commission at the March 9th meeting for final comments from the Commission and public and action.



1401 N. Western Avenue Surrounding Zoning

1 inch = 208 feet





1 inch = 667 feet





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

PROPERTY ADDRESS 1401 N. Western ave. **ZONING DISTRICT** B-2

EXISTING USE Office

PROPOSED USE Multi-Family Residential

EXPANSION OF EXISTING USE YES NO ☒ X

VARIANCE REQUIRED YES ☒ X NO

APPLICANT

Name Tom Schwartz

Address 778 N. Western

Lake Forest

Phone 847-937-8962

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

PROPERTY OWNER (if different from applicant)

Name 1401 N. Western, LLC

Address 1401 N. Western

Lake Forest, IL 60045

Phone 847-615-1090

BENEFICIAL INTERESTS

Corporation ☒ (see exhibit A)
Partnership ☐ (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

1401 N. Western, LLC
[Signature] 1-18-22
Owner Date

Owner Date

[Signature] 1/18/2022
Applicant Date

APPLICANT'S REPRESENTATIVES

ARCHITECT ROBERT STEMIOT
FIRM DIVY HOUSE
ADDRESS 130 EUCLID AVE.
GLENHOLM, IL. 60022
PHONE 312-371-0832

ATTORNEY CRAG DIERSON
FIRM DIERSON STRACHAN
ADDRESS 33 WILKESMAN RD.
LAKE BLUFF, IL. 60044
PHONE 847-234-0099

ENGINEER MICHAEL BURCK
FIRM BURCK ENGINEERING
ADDRESS 1375 N. WESTERN AVE.
LAKE FOREST, IL.
PHONE 847-295-5200

BUILDER HIGHVIEW GROUP
FIRM TOM SCADENBART
ADDRESS 778 N. WESTERN
LAKE FOREST
PHONE 847-987-9962

SURVEYOR JOE ABOUB
FIRM _____
ADDRESS _____
PHONE _____

LANDSCAPE ARCH. _____
FIRM _____
ADDRESS _____
PHONE _____

ARBORIST _____
FIRM _____
ADDRESS _____
PHONE _____

OTHER _____
FIRM _____
ADDRESS _____
PHONE _____

THE HIGHVIEW GROUP, LTD.
Lake Forest, Illinois

January 24, 2022

To the Neighbors of 1401 N. Western Ave,

My name is Tom Swarthout, the contract purchaser of 1401 N. Western Ave, an office building currently owned by Mr. Carmen Speranza. As a like long resident of Lake Forest I have seen the community evolve and change. I believe this area of the business district needs to be revitalized. Market Square was my paper route as a boy and all the second and third floors of the area buildings were occupied as apartments. Over the last numbers of years those spaces have been replaced by office use.

It is our desire to take the 1401 building and completely modify it to high-end apartments. This building was built originally for medical use with 30 individual offices. We believe this location for office use is not appropriate for current or future needs. We intend to convert the existing structure to 9 3-bedroom units adding a third floor. We will completely change the front façade removing the wood siding and replacing it with brick and iron railing details that reflects the high quality design and materials Lake Forest is accustomed to.

When completed, the City will have an updated structure that meets today's codes in life safety, elevator, ADA and energy efficiency. All of those items do not exist in the current building. Traffic also will be reduced with less occupancy at peak traffic times with this residential conversion.

We will be presenting our project in front of the City Plan Commission on February 9th. This meeting's agenda will be available on the City website and on cable that evening. Unfortunately in person meetings are still prohibited due to Covid.

Please contact me at your convenience at 847-987-8962 or my e-mail at Tswarthout@highviewgroup ltd.com with any comments or thoughts you may have.

Sincerely, Tom Swarthout


President, The Highview Group, Ltd.

Attached are photos and sketches of the existing building and proposed replacement elevations, site plan and first floor plan



1401 N. Western Building

Lake Forest, Illinois

City of Lake Forest – Plan Commission

Statement of Intent & Response to Standards of Review

January 21, 2022

SUMMARY STATEMENT

The intent of this project is to adaptively re-use the existing two-story structure and add a third floor. The existing building at 1401 N Western was built in 1980. The two-story office building has sat on the market for roughly four years with little to no commercial interest. The issues at hand are: 1) the current east and west facades are in need of major repair; 2) the building's architectural style is not appealing nor congruent with the timeless, classic aesthetic of Lake Forest's architecture; 3) the location is seen as too remote for commuter accessibility; 4) the building has no ADA access and; 5) the office space layouts are awkwardly partitioned. Pending approvals, the existing building will be purchased by Mr. Swarthout with the intent of converting it into a multi-family residential development offering a mix of two "two bedroom" and seven "three bedroom" apartments which are scarcely available and highly desirable. The existing residential buildings around our site are three-story buildings. Our design includes a proposed third story on top of the existing two-story building. A new façade is proposed with multiple architectural enhancements that will make the building feel distinguished and perceived to be more in line with the preserved architecture standards Lake Forest is so well known for. Repurposed "common brick" will line the exterior street views and be topped with timeless limestone cap. Painted bronze iron balconies will create a rhythm and provide a masterful blend to the historic brick with an eye-catching standing seam bronze painted mansard roof. The new design with a more timeless appeal, will complement the surrounding community and fulfill the interests of the CBD by providing new dwelling units within the district.

The proposed three-story building will have 3 apartment units on each of the 3 floors. The two 3rd floor apartment units which face N. Western ave. will have recessed balconies. The recessed balconies will reduce the overall appearance of bulk for the proposed third floor addition. The total of 13,906 sf will have an F.A.R. of 0.99 which meets the allowable increase to F.A.R. of 1.0 per city of Lake Forest Code Section 159.114.

Variances being requested:

1. F.A.R. increase:

The building is in the B-2 Community Commercial Business District which has a floor area ratio (F.A.R.) of 0.50. We are asking for an increased F.A.R. of 1.0 per the consideration of the Central Business District Planned Development procedures in § 159.114.

2. Height variance:

The maximum height requirement for buildings in the B-2 district is 35'. Our proposed building will exceed this by 2'-2" to roof coping @ 37'-2" and 11'-2" to the roof stair enclosure @ 46'-2" and is set back from the street.

Standards of review:

A CBD Planned Development is considered through the special permit process, so must meet the standard Special Use Permit criteria as well as additional criteria specific to the CBD Planned Development process. Each will be addressed below, along with general requirements for the B-2 District.

Special Use Criteria:

1. 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;

The proposed multi-family residential use is a permitted use in the B-2 District and will not generate excessive traffic, noise, odors, light or after-hours activities. Residential units generate fewer vehicle trips than office uses. Parking is in the rear of the building with an entry point into the building, so there will be little impact on vehicle traffic on N. Western Road.

2. 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;

The current site is underutilized. The improvements to the streetscape and the façade of the building will enhance the area and the additional Residential unit density will increase vitality over that of the existing office building.

3. 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;

The proposed residential development will not impede the development of the surrounding properties. The proposed residential development should actually encourage further development in the district.

4. 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;

Repurposed "common brick" will line the exterior street views and be topped with timeless limestone cap. Painted bronze iron balconies will create a rhythm and provide a masterful blend

to the historic brick with an eye-catching standing seam bronze painted mansard roof. The new design will complement the existing surrounding masonry buildings.

5. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

The proposed building will utilize the existing parking lot, public alley and facilities. Adequate drainage will be provided. Adequate utilities will be provided for the proposed residential use.

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

With the existing parking lot at the rear of the building, traffic impact on the public streets should be minimal.

7. 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.

The special use shall conform to the applicable regulations of the district.

CBD Planned Development Criteria

1. In the B-2 District, above the first floor, the project shall be entirely residential, or at least 50% of the first floor is occupied by retail uses.

Standard is met. Everything above the first floor is residential.

2. If a drive-through is proposed in any district as part of the development, it is located off site, located within a building or is constructed to avoid the construction of additional curb cuts.

Standard is met. No drive-through is being proposed.

3. The building and landscape concepts have received conceptual approval from the Historic Preservation Commission or the Building Review Board.

Standard not yet met. Currently under review by the Building Review Board.

4. In addition to the above criteria, one of the following must be met: At least 50% of the required parking spaces are located underground or all of the parking spaces are located in parking deck one level of which is constructed below grade, at least 25% of the site is retained as open space, exclusive of parking islands, or an increased setback of at least five feet is provided along the streetscape side of the building or a "pocket park" is created with a visual and pedestrian link to the public street.

Standard met. Building is setback more than 5' from the streetscape. Landscaping will be provided to provide a visually appealing pedestrian experience.

B-2 Community Central Business District

The proposed multi-family development meets the B-2 District's purpose of being "oriented toward retail, service businesses and multi-family residential development." The proposed development also meets the following B-2 District conditions:

1. All business, servicing, processing, displays and storage shall be conducted within completely enclosed buildings.

Condition met. None of these items present.

2. Outdoor storage is permitted only when it is screened from view.

Condition met. Project has no outdoor storage.

3. Outdoor uses, not including storage areas, must be located wholly on private property, shall not impede pedestrian or vehicle circulation, and shall not eliminate or encroach upon required parking spaces.

Condition met. Project has no outdoor uses and will not impeded any pedestrian or vehicular traffic.

4. No manufacturing or assembling shall be permitted

Condition met. Project has no manufacturing or assembling.

5. A certificate of zoning compliance must be obtained consistent with the provisions of § 159.041 prior to any change of use, expansion of uses on a site, and prior to the issuance of a building permit;

Condition will be met.

6. The uses and development shall be consistent with the Comprehensive Plan.

Condition met. Comprehensive plan encourages affordably priced housing in proximity to the CBD and community facilities. Project is in the CBD and located across from Lake Forest High School.

7. Appearance of vacant storefront windows.

Condition met. Project has no storefront windows.



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SUBJECT PROPERTY

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Lake Forest, IL

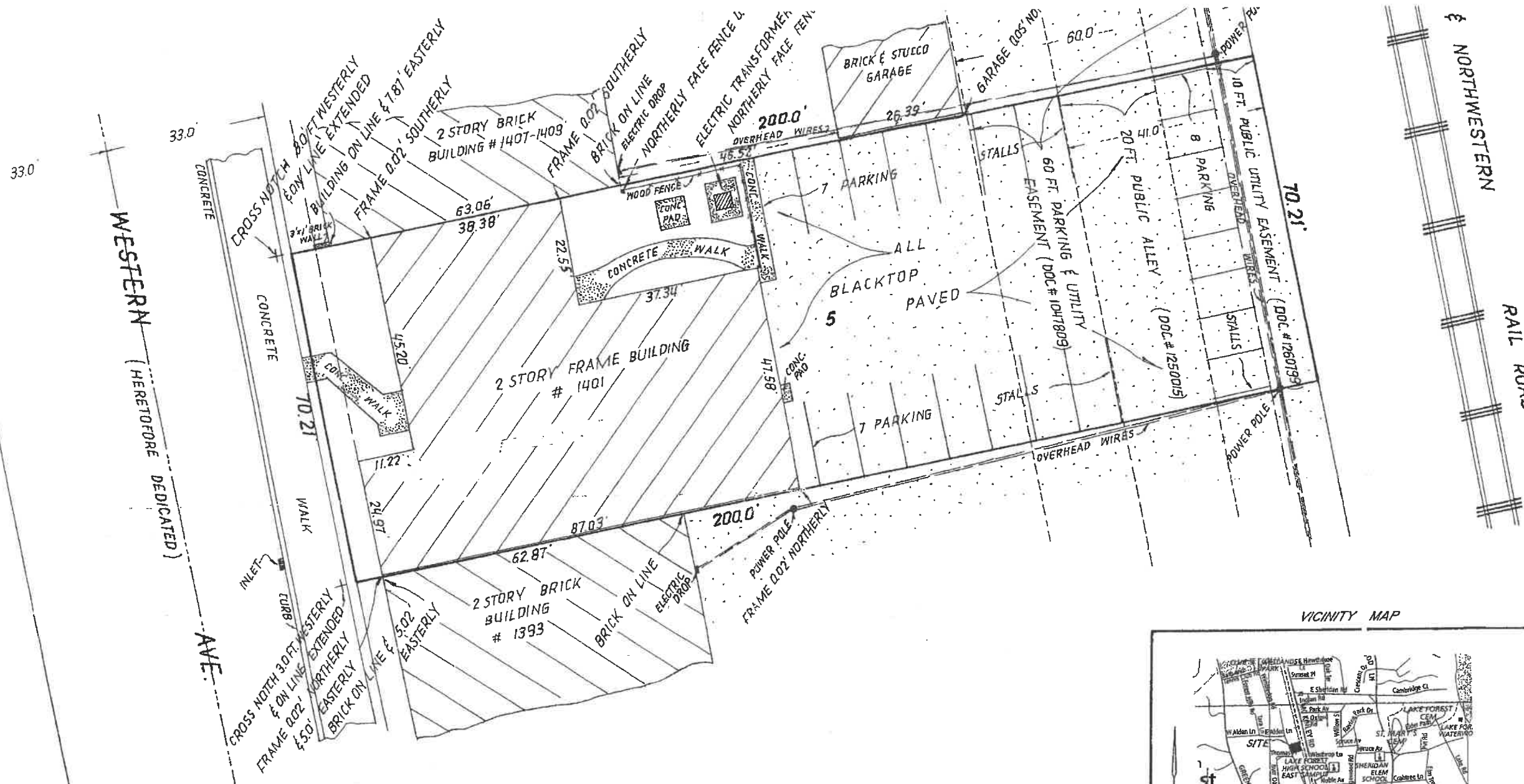
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Rev	Date	By
11/01/21	RTS	CONCEPTUAL PLANS
12/20/21	RTS	CLIENT MEETING
1/06/22	RTS	CLIENT MEETING
1/12/22	RTS	ZONING MEETING
1/21/22	RTS	PLANNED DEVELOPMENT

Drawing Title
Neighborhood
Context
Site Plan

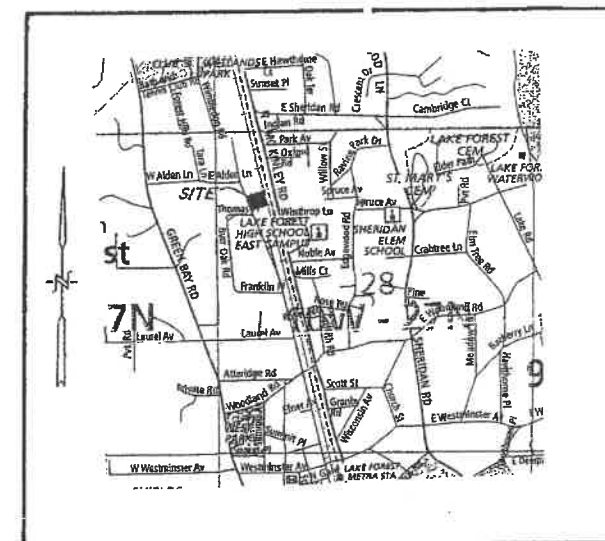
A001c
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VICINITY MAP



NOTE :

NOTE :
THE PROPERTY SHOWN HEREON REFLECTS MATTERS OF TITLE AS CONTAINED IN CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE NUMBER GL6101347, EFFECTIVE DATE : MARCH 26, 2003.
THE AREA DETERMINED TO BE OUTSIDE THE 500 YEAR

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE " X " (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17097C0188 F. EFFECTIVE DATE : SEPTEMBER 3, 1997.

DIMENSIONS SHOWN HEREON ARE NOT TO BE ASSUMED OR SCALED.

THERE ARE 108 STRIPED PARKING STALLS ON THE PROPERTY SHOWN HEREON WHICH INCLUDES 3 HANDICAP STALLS.

THERE ARE 108 STRIPED PARKING STALLS ON THE PROPERTY SHOWN HEREON. THERE IS NO VISIBLE EVIDENCE OF THE PROPERTY SHOWN HEREON AS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THE PROPERTY SHOWN HEREON IS COMMONLY KNOWN AS 1401 N. WESTERN, LAKE FOREST, IL.

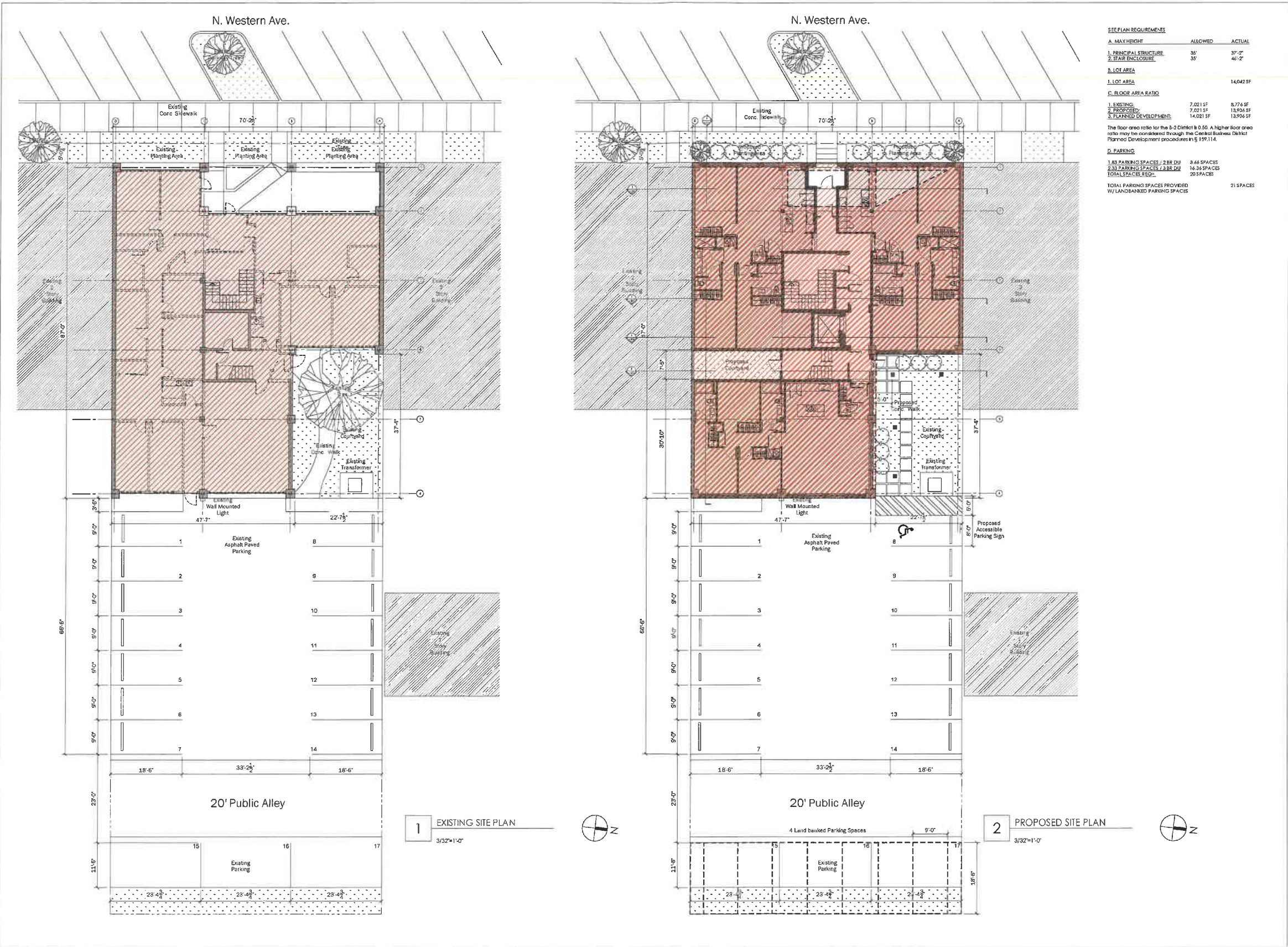
TOTAL NUMBER OF PARKING STALLS SHOWN HEREON = 22

STATE OF ILLINOIS)
COUNTY OF COOK)

JENS K. DOE PROFESSIONAL LAND SURVEYORS P.C., DOES HEREBY CERTIFY TO : ALL PARTIES OF

EXISTING

PROPOSED



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1/21/22	RTS	PLANNED DEVELOPMENT

Drawing Title
Site Plans and
Parking Lot
Layout

A001
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1/21/22	RTS	BUILDING REVIEW BOARD

Drawing Title
Rendering

A500
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1 VIEW 1 - LOOKING SOUTHEAST



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Drawing Title
Rendering

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	1/21/22	RTS	BUILDING REVIEW BOARD

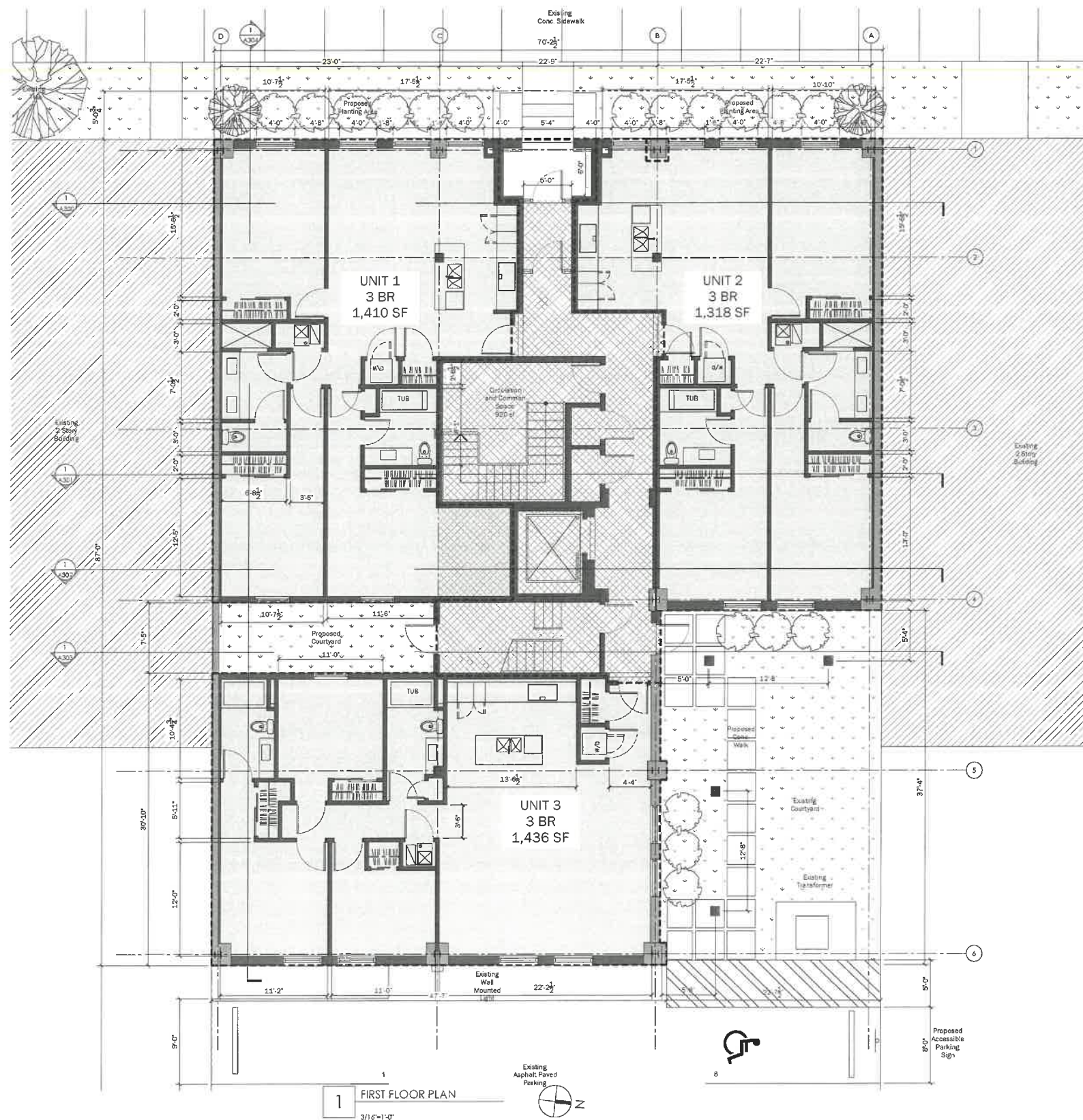
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Rendering

A502
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3 VIEW 3 - LOOKING NORTHEAST



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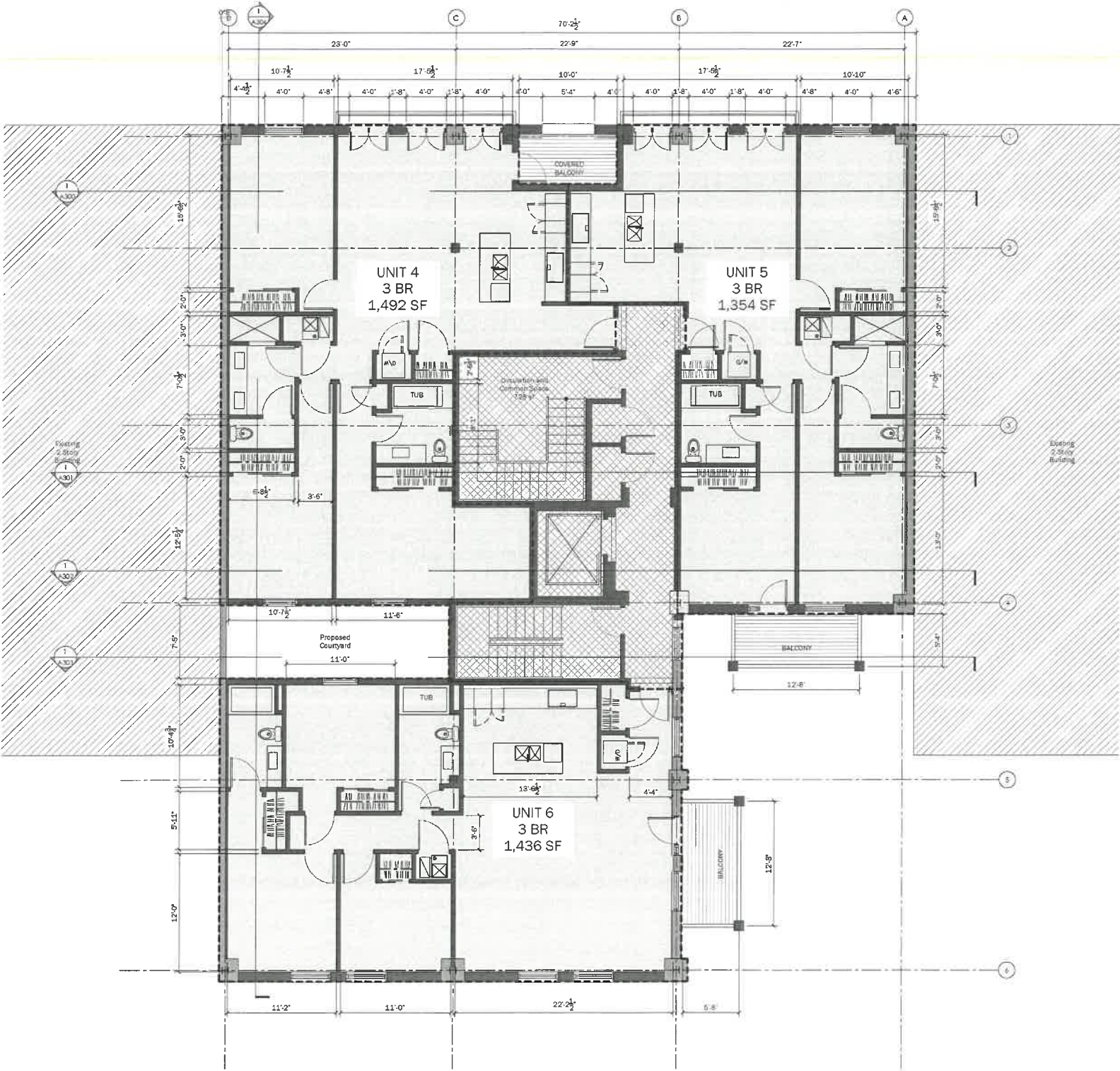
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2	12/20/21	RTS	CLIENT MEETING
3	1/04/22	RTS	CLIENT MEETING
4	1/12/22	RTS	MEETING ZONING
5	1/21/22	RTS	MEETING PLANNED DEVELOPMENT

Drawing Title
First Floor Plan

A100
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1 SECOND FLOOR PLAN
3/16"=1'-0"



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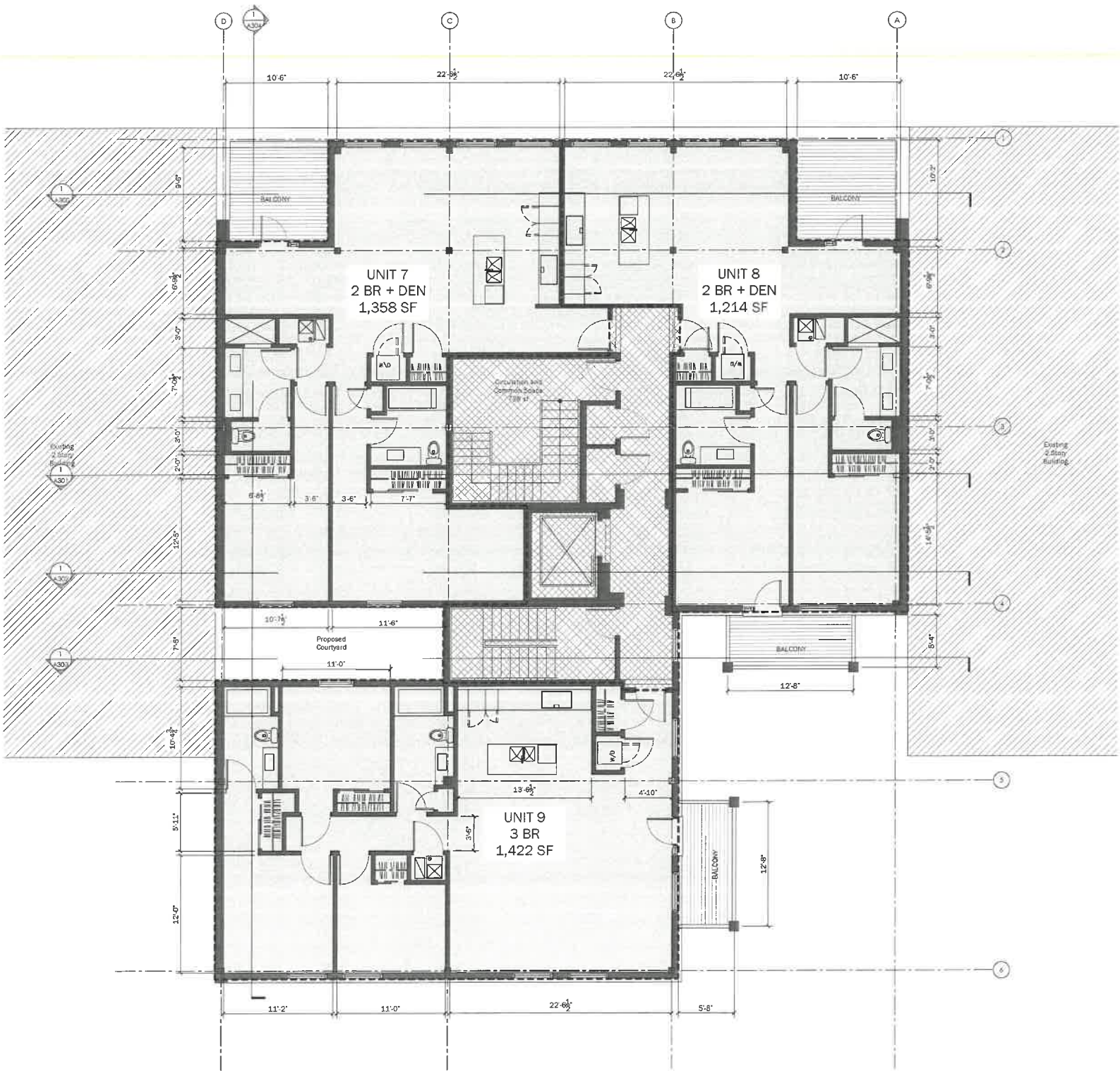
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2	12/20/21	RTS CLIENT MEETING
3	1/04/22	RTS CLIENT MEETING
4	1/12/22	RTS ZONING MEETING
5	1/21/22	RTS PLANNED DEVELOPMENT

Drawing Title
Second Floor
Plan

A101
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1 THIRD FLOOR PLAN
3/16"=1'-0"



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1/12/22	RTS CLIENT MEETING
1/21/22	RTS ZONING MEETING
1/21/22	RTS PLANNED DEVELOPMENT

Drawing Title
Third Floor
Plan

A102
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ROOF PLAN



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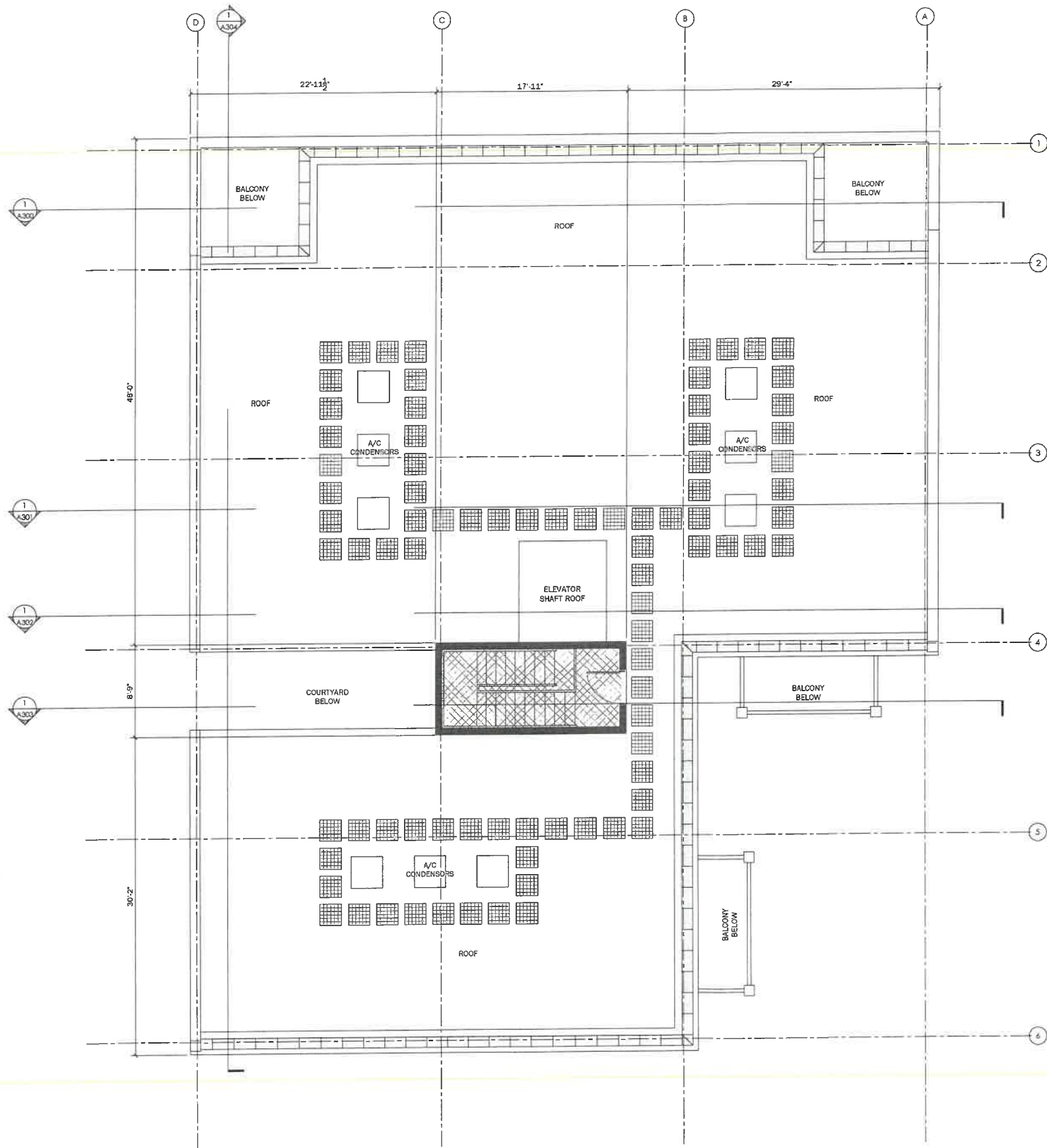
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Drawing Title
Roof Plan

A103
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1 ROOF PLAN
3/16"=1'-0"





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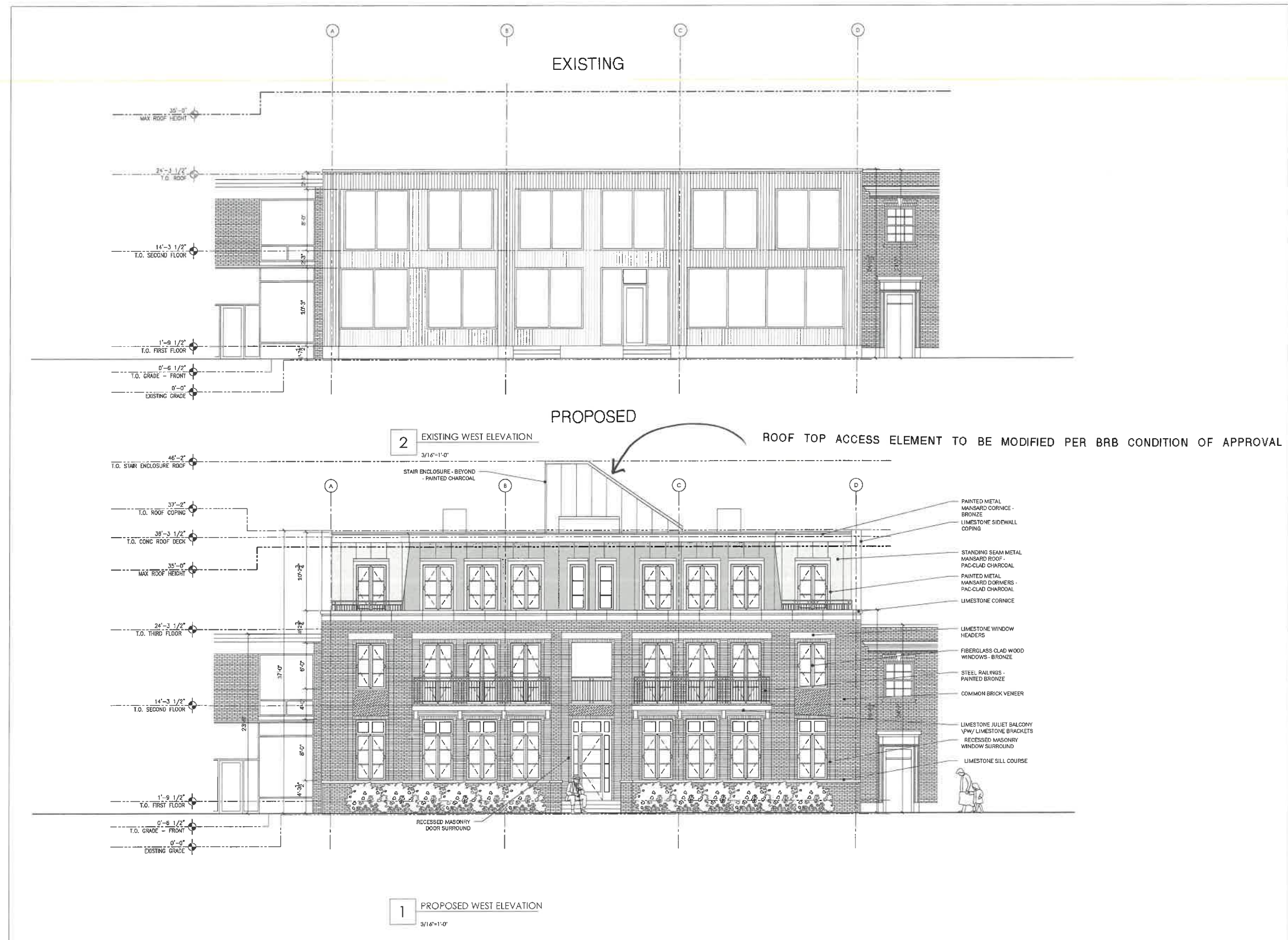
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1/21/22	RTS	PLANNED DEVELOPMENT

Drawing Title
West - Front
Elevations

A200
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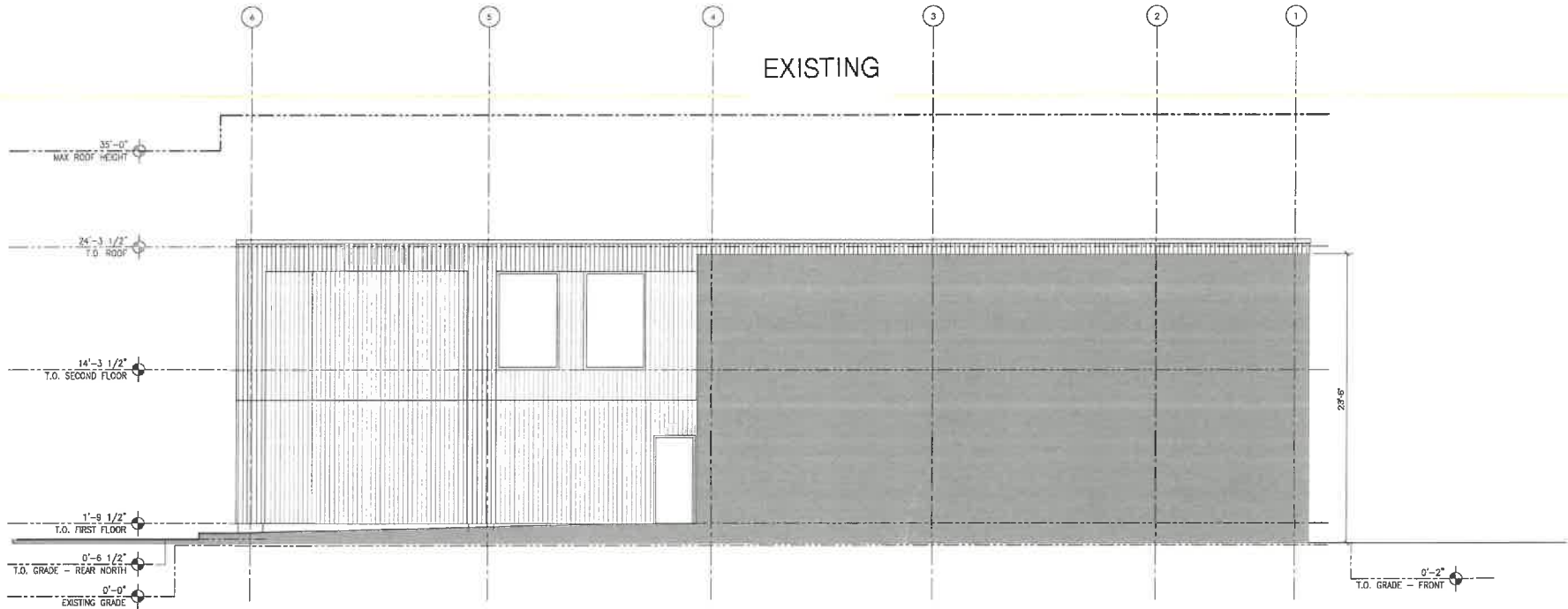
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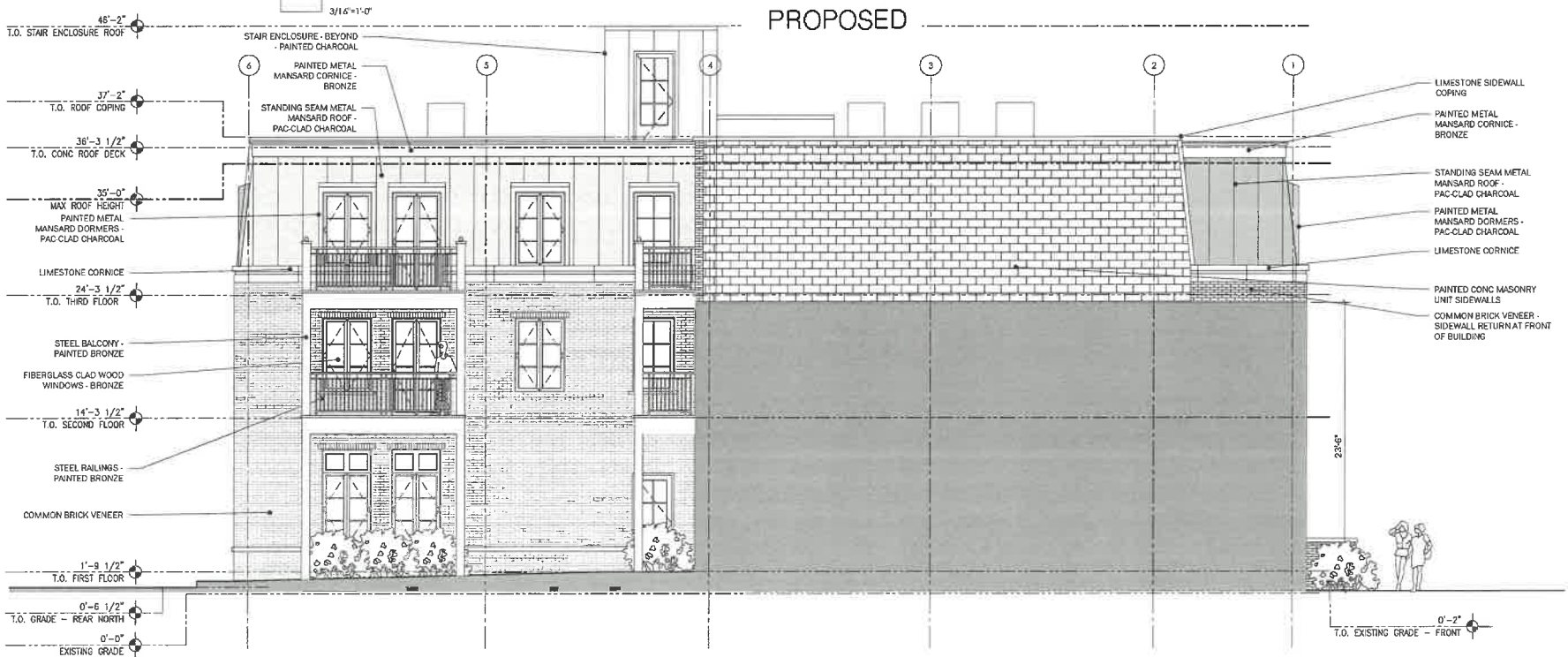
Drawing Title
North - Side
Elevations

A201
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2 EXISTING NORTH ELEVATION
3/16"=1'-0"



1 PROPOSED NORTH ELEVATION
3/16"=1'-0"



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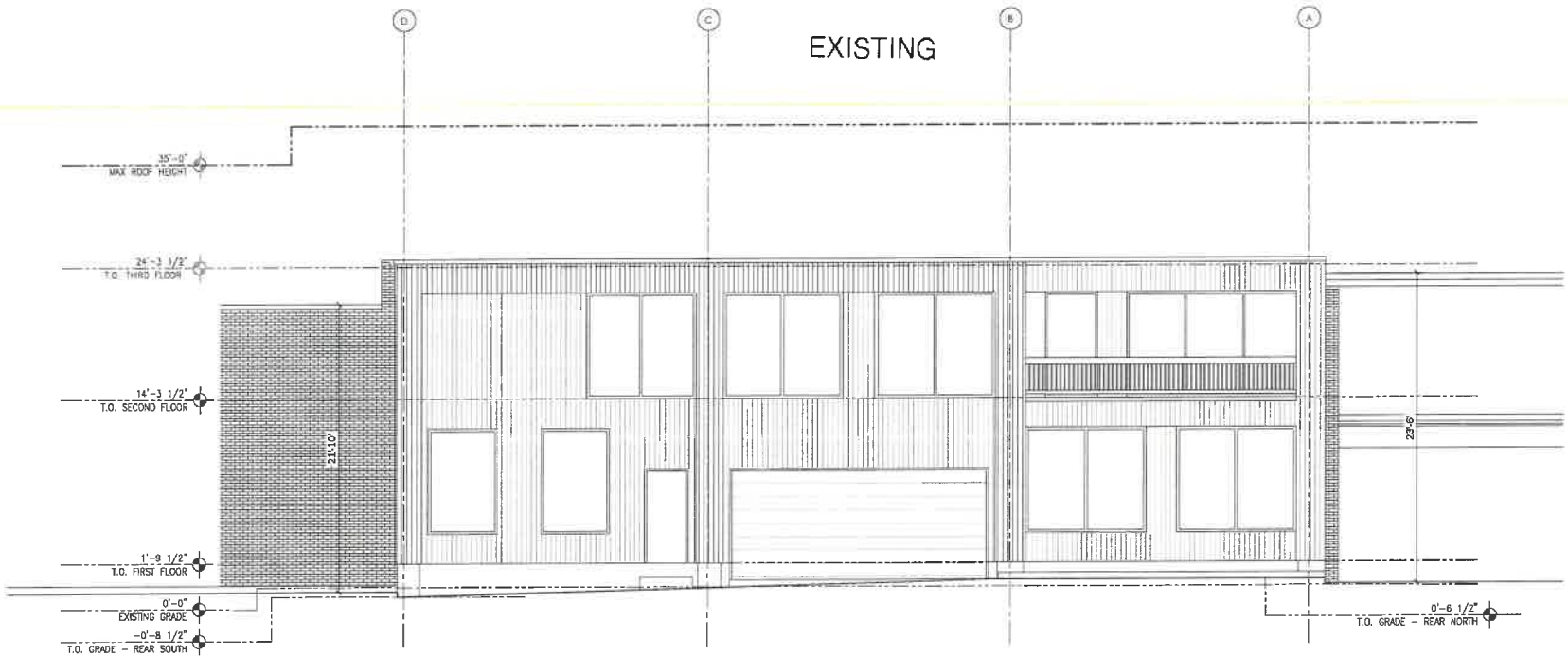
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1/12/22	RTS	JOINING MEETING
1/21/22	RTS	PLANNED DEVELOPMENT

Drawing Title
East - Rear
Elevations

A202
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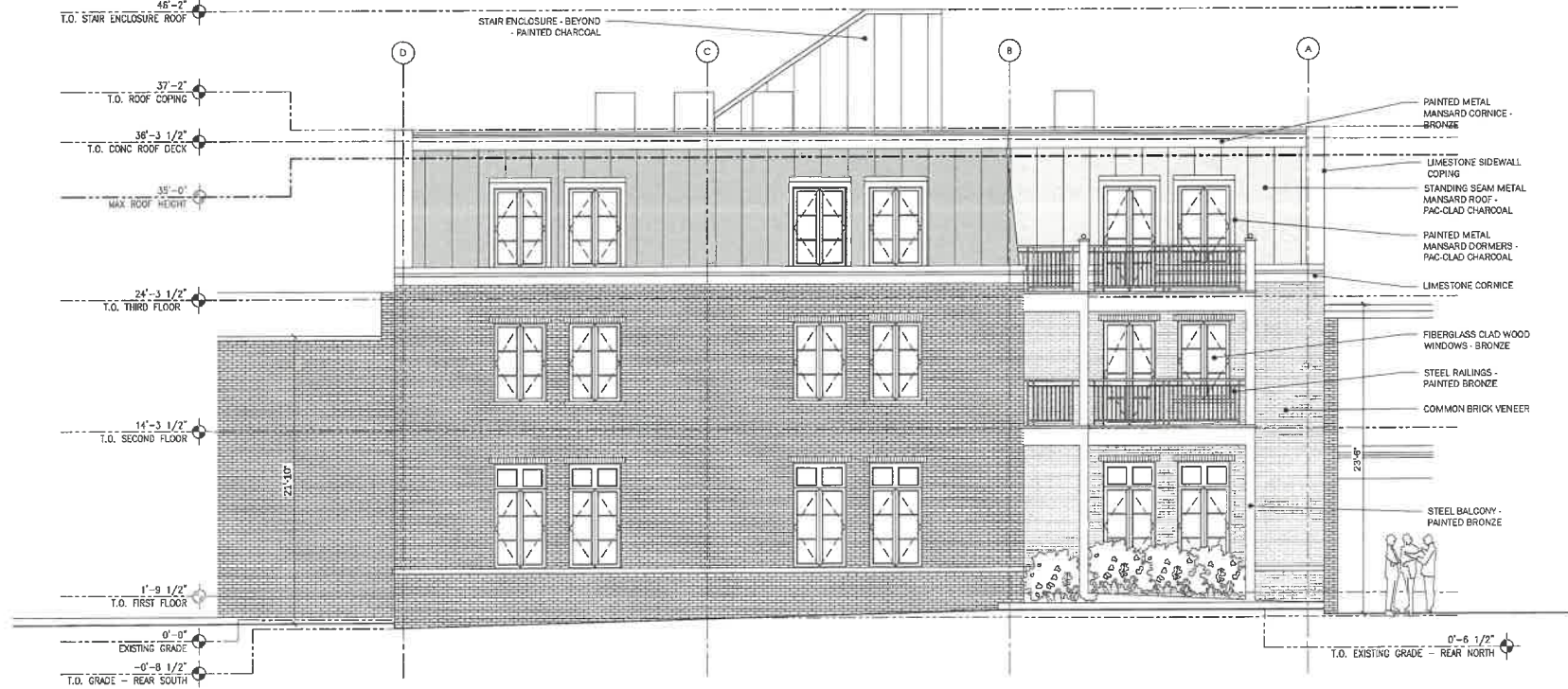
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2 EXISTING EAST ELEVATION

3/16"=1'-0"

PROPOSED



1 PROPOSED EAST ELEVATION

3/16"=1'-0"



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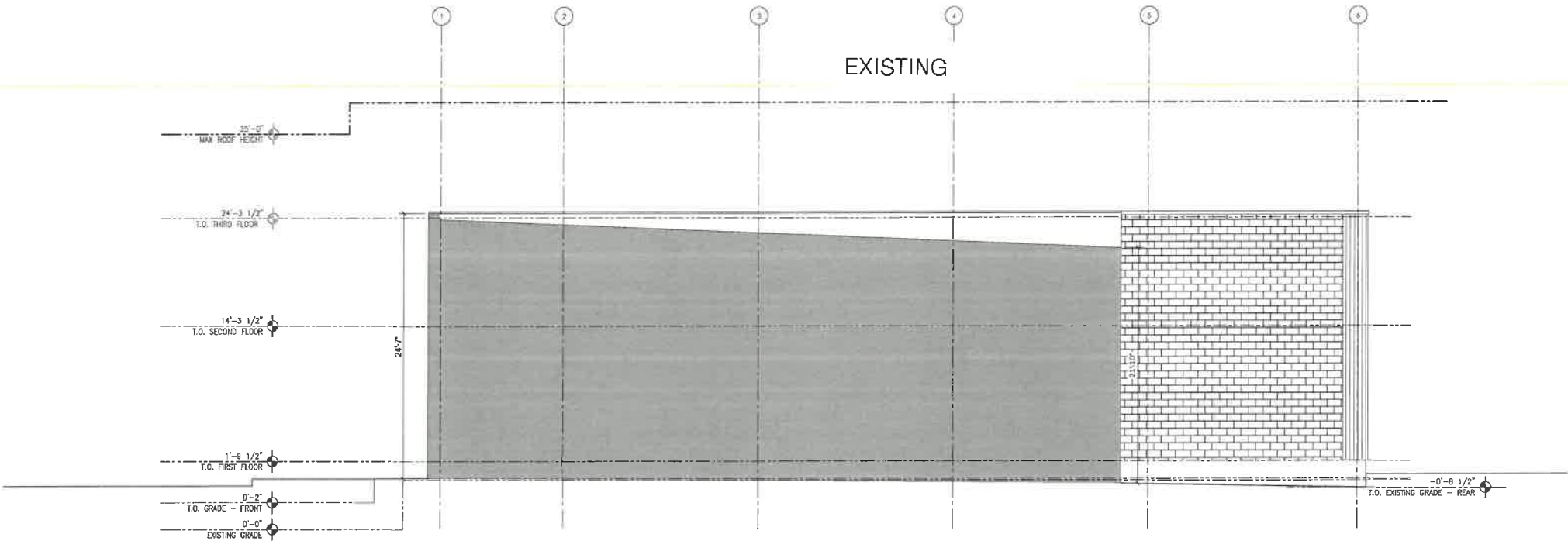
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1/12/22	RTS	ZONING MEETING
1/21/22	RTS	PLANNED DEVELOPMENT

Drawing Title
South - Side
Elevations

A203

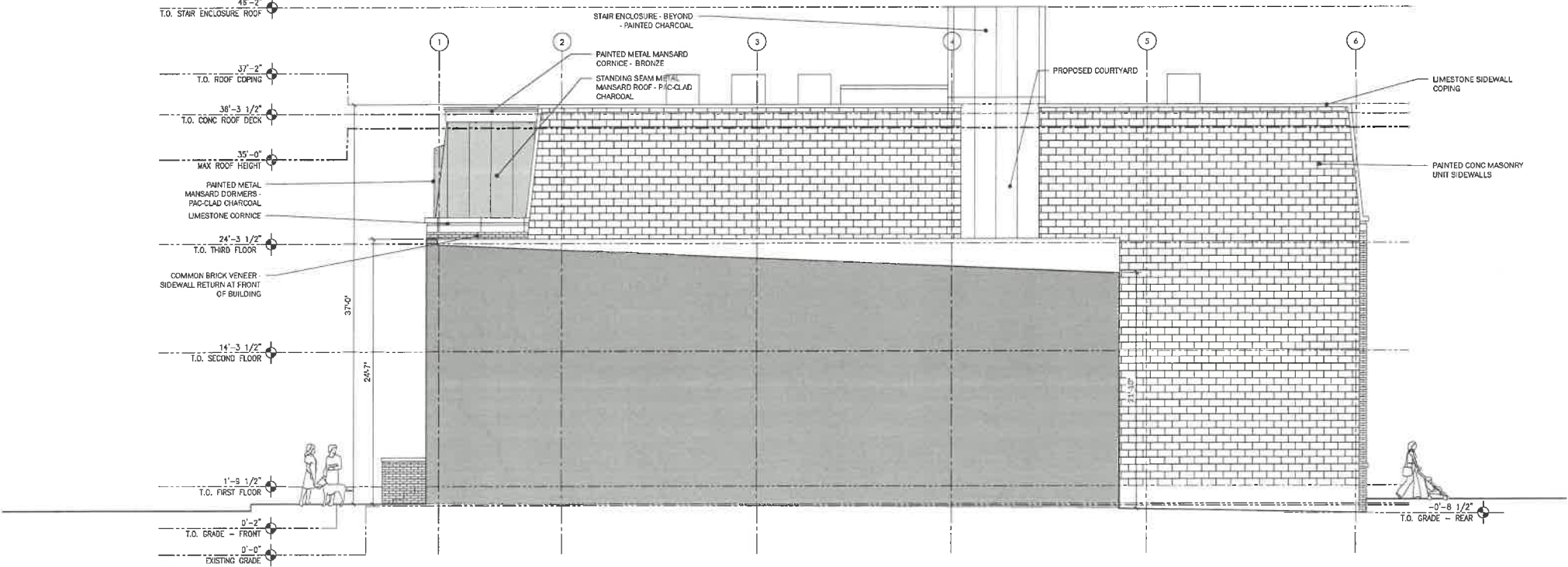
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2 EXISTING SOUTH ELEVATION

PROPOSED



1 PROPOSED SOUTH ELEVATION



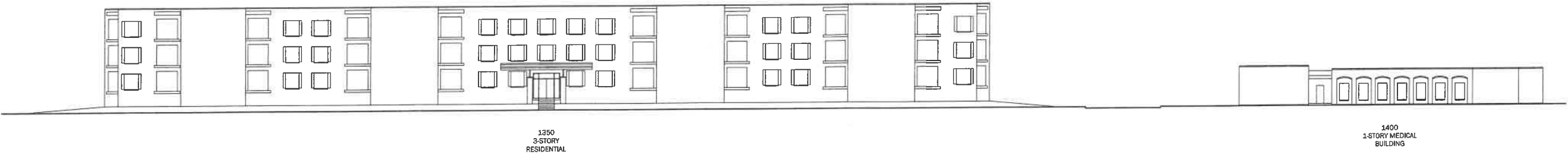
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5	1/21/21	RTS	BUILDING REVIEW BOARD

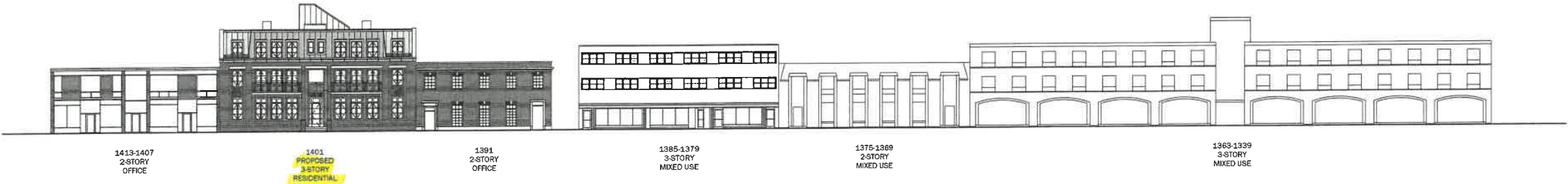
Drawing Title
Streetscape
Elevations

A210
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2
STREETSCAPE ELEVATION LOOKING WEST
1"=20'



1
STREETSCAPE ELEVATION LOOKING EAST
1"=20'



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1 VIEW 1 - LOOKING SOUTHEAST



2 VIEW 2 - LOOKING SOUTHEAST

EXPOSED THIRD FLOOR WALL TO BE TREATED PER BRB CONDITION OF APPROVAL
WITH TEXTURE/COLOR



3 VIEW 3 - LOOKING EAST



4 VIEW 4 - LOOKING NORTHEAST

12/20/21	RTS	CLIENT
1/04/22	RTS	MEETING
1/12/22	RTS	CLIENT
1/21/22	RTS	MEETING
		ZONING
		MEETING
		PLANNED
		DEVELOPMENT

Drawing Title
Renderings

A500
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Photo 1: front, west elevation



Photo 2: rear, partial east elevation



Photo 3: rear, partial east elevation



Photo 4: south elevation



Photo 5: front of building from sidewalk, looking north



Photo 6: front of building from sidewalk, looking south



Photo 7: rear courtyard, looking west



Photo 8: from street, looking northeast at 1401 and adjacent buildings



Photo 9: from street, looking southeast at 1401 and adjacent buildings



Photo 10: apartment building opposite to 1401



Photo 11: looking north up street, 1401 on the right



Photo 12: partial north elevation



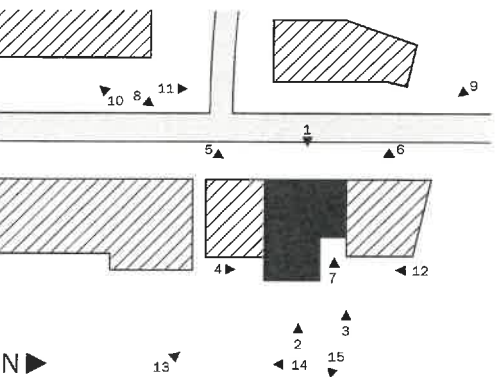
Photo 13: adjacent parking lot behind building, looking northwest



Photo 14: from parking lot behind building looking south



Photo 15: railroad berm and shrubbery behind parking lot, looking east



Keyplan



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Drawing Title
Photo Board

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