

**Plan Commission Meeting – February 8, 2023**  
**Agenda Item 3**

**Saunders Estates – Lake Forest**  
**480 Saunders Road**  
***Tentative Plat Approval***

Staff Report

Vicinity Map

Air Photos

Plan Commission Meeting Minutes – Previous Consideration

- March 8, 2017
- September 20, 2017

*Materials Submitted by the Petitioners*

Application

Tentative Plat of Subdivision – 4 Lots, 1 Outlot

Preliminary Drainage and Grading Plan

Enlarged Preliminary Drainage and Grading Plan (with tree #'s)

Tree Inventory

Correspondence – None Received to Date



**STAFF REPORT AND RECOMMENDATION**  
**Saunders Estates Subdivision – Tentative Plat**

TO:	Chairman Dixon and Members of the Plan Commission
DATE:	February 8, 2023
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	<b>Request for Approval of the Tentative Plat for the Saunders Estates 4 – Lot Subdivision</b>

**OWNERS**

CCCT, LLC  
Todd Polcyn (25%)  
Chuck Cerniglia (25%)  
Craig Cerniglia (25%)  
Chris Cerniglia (25%)  
151 Eastern Avenue  
Bensenville, IL 60106

**PROPERTY LOCATION**

480 Saunders Road  
West side of Saunders Road, South of  
Route 60, East of the Tollway

**ZONING**

R-3 Single Family  
Residential District

**REPRESENTATIVES**

Todd Polcyn, Owner  
Don Fielding, Engineer  
Greengard Engineering

**Summary of the Request**

This is a request for tentative approval of a 4-lot subdivision, the Saunders Estates – Lake Forest Subdivision. The parcel proposed for subdivision totals 5.47 acres and is located on the west side of Saunders Road, west of Conway Farms Drive, south of Route 60 and east of the Illinois Tollway.

**Activity to Date on this Petition**

This petition is unusual in that this subdivision was previously considered by the Plan Commission in 2017 and based on a recommendation in support of the petition, the City Council approved the final plat of subdivision on November 30, 2017. The City Code requires that all final conditions of approval must be satisfied, and the plat recorded within 12 months of the date of the Council's final approval.

In the case of this subdivision, the developer did not proceed with finalizing the subdivision prior to the end of November 2018 due to economic and market demand reasons. The plat of subdivision was never recorded with Lake County and the property today remains unsubdivided. The developer is now interested in proceeding with the subdivision and since the prior approvals have expired, the petition must cycle back through the Plan Commission and City Council. Although the zoning provisions relating to lot size and configuration have not changed since the previous review in 2017,

some of the stormwater regulations have been updated. The developer has updated the preliminary engineering plans based on the current regulations. The overall subdivision plan does not change.

### **Background**

Subdivisions are considered through a two phase process. As part of the tentative phase, preliminary engineering plans are reviewed by the City Engineer, the tree survey and the conditions and species of trees on the site are reviewed by the City's Certified Arborist, and the tentative plat of subdivision is reviewed to verify compliance with the applicable zoning and subdivision requirements. Once the preliminary reviews are completed and the plans are found to be generally in compliance, the tentative plat of subdivision is presented to the Plan Commission for consideration at a public hearing. If tentative plat approval is granted, that is an indication to the petitioner that the proposed subdivision, subject to final conditions being satisfied, is generally acceptable to the City. All required plans and documents are then finalized by the petitioner and the final plat is considered by Plan Commission and City Council prior to recording the plat. The plat of subdivision must be recorded prior to proceeding with any site work or infrastructure. Once the plat is recorded and all required improvements are completed, the individual lots are available for development and sale.

### **Description of the Property and Surrounding Area**

The Saunders Road area, including the property that is the subject of this petition, was annexed to the City of Lake Forest in phases between 1998 and 2004. Concurrent with annexation of the area to the City, the R-3 Zoning District was applied. This area is not covered by the Historic Residential and Open Space Preservation Overlay District, however, a special provision was included in the application of the R-3 zoning to this area allowing for clustered, smaller lots or attached residential units, so long as the underlying density of the R-3 District is met, similar to the flexibility allowed by the overlay district.

The opportunity for clustered lots or attached housing units in this area recognized development challenges including the presence of wetlands on some of the properties and noise and light impacts from the Tollway. The rationale for including a provision for clustered lots was that as the area developed, particularly if several of the existing parcels are consolidated to create a larger development parcel, the opportunity to cluster lots or construct attached housing units might be helpful in dealing with the wetlands that encumber portions of the area and could allow expanded space for a berm or wall to mitigate the impacts of the Tollway.

The driving force behind the annexation of this area to the City in the late 1990's and early 2000's was a desire on the part of the property owners for City water and sanitary sewer. The well water in the area was poor quality. Today, both water and sewer mains are in place in Saunders Road and are available to existing and new development in the area. The water and sewer mains were installed by the City after the property owners in the area voted in support of establishing a Special Service Area (SSA) which allowed the cost of the new infrastructure to be spread over a 20 year period. The remaining costs of the infrastructure will be re-apportioned if this subdivision is approved, and the additional lots created will share in the cost of the infrastructure for the remaining years of the SSA.

There are 16 properties in this area most of which are approximately five acres in size. The area is characterized by single family homes on large lots. Since the water and sewer mains were installed, several property owners and developers have talked about subdivision of parcels in this area; this

petition is the first development to be proposed in this area in a number of years additional subdivisions in this area are anticipated.

The property now proposed for subdivision was previously developed with a single family home, garage, outbuilding, pool and a pool house. The house was unoccupied for a number of years and ultimately became a health and safety hazard, and an attractive nuisance. The structures were removed from the property due to numerous Code violations prior to consideration of subdivision of the property in 2017. Evidence of the removed structures and some of the hardscape is still visible on the property however; the property as it stands today is a vacant, developable property.

Beyond the Saunders Road neighborhood, the Conway Farms residential subdivision is located generally to the east and south of the site. As noted above, access to the Saunders Road area is from Conway Farms Drive. Although Saunders Road appears to extend north to Route 60, beyond a guard rail, there is no public right-of-way in that area. The portion of what appears to be Saunders Road extending to the north was vacated a number of years ago and is privately owned property, part of the parking lot and on site circulation for the 100 and 150 Saunders Road office buildings.

### **Proposed Subdivision**

As noted above, a subdivision of four lots is proposed. The lots all comply with the requirements of the R-3 District with the exception of the lot to depth ratio as discussed below. The proposed parcels range in size from 40,000 to 45,130 square feet with three of the four lots very close to 40,000 square feet, the minimum lot size permitted in the R-3 zoning district. Lot 4, the northernmost lot in the subdivision, is the largest lot. Each property meets or exceeds the minimum lot street frontage requirement of 125 feet.

An Outlot is located along the west portion of the property and totals 73,050 square feet, about one and a half acres in size. The Outlot provides for the required stormwater detention consistent with the Lake County Watershed Development Ordinance and accommodates most of a large berm that exists on the property today. Portions of the berm also encroach on to Lots 3 and 4. The berm was constructed on the northwestern portion of the property by a previous owner to provide a buffer from the Tollway. The berm will be retained on the site, with some minor modification, to continue to serve as a buffer to the larger area and to the new homes that will be constructed on the four lots created by this subdivision. The Outlot will be in the common ownership of the Homeowners' Association and maintenance of that parcel will be the ongoing responsibility of the Association.

### **Staff Analysis**

A summary of key aspects of the proposed subdivision is provided below. The tentative plat of subdivision and preliminary engineering plan are included in the Commission's packet.

### ***Compliance with the R-3 Zoning District***

The R-3 Zoning District permits single family residential lots with a minimum size of 40,000 square feet, slightly less than an acre which is 43,560 square feet. This district requires a minimum lot width of 125 feet; all of the lots meet this requirement. The buildable area on R-3 lots must be setback minimum distances from the property lines: 40 feet from the front property line, 40' from the rear property line and 15' from side property lines. Expanded setback distances are permitted if determined to be necessary to achieve specific goals such as tree preservation. The minimum lot size and setback requirements are met on the tentative plat of subdivision.

Per the Code, the ratio of lot width, measured at the front setback line, to lot depth, is not permitted to be more than 1:2. The proposed lots exceed this ratio; however, the deeper lots on this site are justified due to the adjacency to the Tollway and overall configuration of the property. The required lot to depth ratio could be achieved by reducing the depth, or length of the lots, and increasing the size of the Outlot. However, in this particular situation, compliance with the ratio is outweighed by the specifics of this site. In many developments, outlots are visible from the streetscape or add to the general sense of open space in a subdivision, in this case, the Outlot is located behind the lots and is not visible and serves not only to meet the detention requirements, but also to buffer the future homes on this site from the Tollway to the extent possible.

The Code also requires a minimum buildable area of 15,960 square feet for lots in the R-3 district. As proposed, the building areas on the lots range from 22,601 square feet to 26,094 square feet, exceeding the Code requirement. Finally, the Code requires lot lines to be “generally straight and not irregular”. The Code does not prohibit diagonal lot lines.

### ***Lot Size***

As noted above, each of the four lots meets or exceeds the minimum lot size of 40,000 square feet. A conventional subdivision is proposed by the petitioner, rather than a clustered, smaller lot subdivision, due to the location and configuration of this property. In considering other recently proposed subdivisions, the Commission has heard that the community has a sufficient supply of large lots, lots similar in size to the lots proposed in this subdivision. Although the opportunity to develop this property with the same number of smaller, clustered lots or attached housing units exists, the property owner has determined that given the location of this property, at the edge of the community, adjacent to the Tollway, and given the fact that there are not wetlands or large wooded areas on the site to preserve, the lots as proposed are appropriate for this site and permitted by the Code. The larger lots provide the opportunity for significant plantings on the individual lots if desired by the homeowners, to provide additional sound buffering and visual screening from the lights of the Tollway to the west.

### ***New Construction***

The lots as proposed will accommodate homes of about 5,000 square feet, plus an additional 800 square foot allowance for a garage. The lot sizes will provide ample space for outdoor amenities, patios, pools, gardens and trees.

### ***Stormwater Drainage***

Water on this site drains to the southwest. To accommodate stormwater runoff, a dry detention area is proposed. The City’s standard practice is to require a detention pond, rather than a dry detention area, because at times, a dry detention area can appear swampy or muddy if it is not planted with proper vegetation. In the case of this development, the proposed dry detention area does not have visibility from the streetscape and is not a prominent feature of the overall neighborhood. Based on the factors specific to this development, a dry detention area is a reasonable solution.

As noted above, the property owners within the development will be responsible for maintaining the Outlot on which the detention and berm are located. Declarations of Covenants will be established and recorded with the subdivision and a Homeowners’ Association must be established to provide a mechanism for carrying out the responsibilities related to the Outlot.

### ***Wetlands***

Based on a statement submitted by the petitioner's certified wetlands specialist, there do not appear to be any wetlands on the site.

### ***Availability of Utilities and Public Streets***

Public streets and public utilities; water and sanitary sewers, are available to provide service to the four new houses in this subdivision.

As noted above, this property was previously developed with a large single family home and outbuildings which have all been removed, a total of four new homes are proposed by this subdivision. The addition of four single family homes to this neighborhood, one of which essentially will replace the home previously located on this site, will not generate traffic beyond that which can be accommodated by the adjacent public streets.

### ***Preservation of the Streetscape and Significant Trees***

An updated tree survey was submitted by the petitioner and was reviewed by the City Arborist in combination with an on site inspection. The Arborist identified 11 significant trees on the site that are worthy of consideration for preservation and protection. The key trees identified are listed below:

Tag #240 -30: Bur Oak

Tag # 241 – 20” Kentucky Coffee Tree

Tag #258 – 17” Black Walnut

Tag # 266 – 20” Black Walnut

Tag# 288 – 14” Bur Oak

Tag #1507 – 15” Honey Locust

Tag #250 – 40” Bur Oak (The roots of this tree are covered by the existing driveway, and it may be impacted by removal of this surface however, this is the most significant tree on the site.)

Consideration should be given to modifying the setbacks and buildable areas on the lots to the extent possible in an effort to save some or all of the key trees listed above. A tree protection plan, with pre and post construction treatments detailed should be submitted for review and approval by the City Arborist for the portions of the site that will be impacted by the grading and installation of utility service lines as part of the final phase of this subdivision. The remaining trees and vegetation on the property are not significant.

### **Public Notice**

Public notice of this hearing was published in a newspaper of local circulation and was mailed by the City to residents and property owners in the surrounding area. The agenda for this meeting was posted at four public locations and on the City's website. No response to the public notice was received by staff as of the date of this writing.

### **Staff Recommendation**

Recommend approval of the tentative plat of the Saunders Estates – Lake Forest Subdivision subject to the following conditions of approval.

*Prior to Plan Commission consideration of the final plat of subdivision the following conditions shall be met to the satisfaction of the City Engineer, City's Certified Arborist and the Director of Community Development.*


1. A clear final plat of subdivision shall be prepared. The plat shall include standard notes and shall not reflect grading or tree locations (those should be fully reflected in the engineering drawing set). In addition, the plat shall reflect the following:
  - a. The buildable areas on each lot shall be configured to provide increased setbacks where feasible to preserve and protect the most significant trees as identified by the City Arborist, to the extent reasonably possible.
  - b. A note shall be included on the plat stating that the Homeowners' Association is responsible for all ongoing maintenance of the Outlot including maintenance of the detention area, all components of the on site stormwater management system such as swales and pipes, and the berm.
  - c. A note shall be included on the plat stating that all of the new homes shall be equipped with residential sprinkler systems for fire protection as required by Code. .
  - d. A note shall be included on the plat stating that no further subdivision of the Outlot is permitted.
2. Final engineering plans which have been determined to be complete, accurate and in conformance with all applicable regulations and standards by the City Engineer, and any other documents deemed necessary by the City Engineer shall be on file, in final form, with the City.
  - a. Approvals from any outside agencies must be submitted as directed by the City Engineer.
  - b. The engineering plans shall reflect the preservation of the existing topography to the extent possible with any grade changes kept to the minimum necessary to meet good engineering practices.
3. A final tree removal and tree preservation plan shall be submitted for review and approval by the City's Certified Arborist. The plat shall include a total of tree inches proposed for removal and a pre, during and post construction plan for protection of the trees identified for preservation.
4. A final landscape plan shall be submitted and will be subject to the review and approval of the City Arborist and shall reflect plantings proposed on the Outlot, in the area of the detention basin and on the berm. The plan shall also detail proposed streetscape plantings. Street trees shall be provided in part as replacement inches for other trees removed from the site and consistent with the requirements for street trees as part of development of a new subdivision. Landscaping of the individual lots will be considered at the time development of each lot is proposed.
5. A draft of the Declaration of Covenants shall be submitted and will be subject to review and approval by the Director of Community Development and if appropriate, the City Attorney.
6. All fees due to date must be paid.





Area of Request  
480 Saunders Road



An aerial photograph showing a mix of residential development, wooded areas, and golf courses. A red polygon highlights a specific area on the left side of the image, adjacent to a road. A yellow callout line points from a text box to this area.

Area of Request  
480 Saunders Road





Area of Request  
480 Saunders Road



*Excerpt*  
**The City of Lake Forest**  
**Plan Commission**  
**Proceedings of the March 8, 2017 Meeting**

A meeting of the Lake Forest Plan Commission was held on Wednesday, March 8, 2017, at 6:30 p.m., at City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Commission members present: Chairman Ley, Commissioners Michael Freeman, Tim Henry, Lloyd Culbertson, Monica Ruggles, Guy Berg and Rosemary Kehr

Commissioners absent: None

Staff present: Catherine Czerniak, Director of Community Development

\*\*\*

**4. Public Hearing and Action: Consideration of a request for approval of the tentative plat for Saunders Estates, a 4-lot subdivision proposed on property located at 480 Saunders Road.**

Owners: CCCT, LLC (Todd Polcyn, Chuck Cerniglia, Craig Cerniglia, Chris Cerniglia)

Representative: Pat Mosely

Chairman Ley asked the Commission for any conflicts of interest or Ex Parte contacts, hearing none; he invited a presentation from the petitioner and swore in all those intending to speak.

Mr. Mosely stated that he is representing the property owners. He stated that the property totals just less than six acres and is proposed for subdivision into four lots. He stated that the site is vacant but was previously developed with a house and outbuildings. He stated that on site detention is proposed.

A representative from Greengard Engineering noted that a variance from the lot width to depth ratio is requested. She stated that all of the lots are about an acre and noted that the detention is located on an outlot. She stated that the berm along the Tollway will be increased in height to help mitigate noise from the Tollway.

Ms. Czerniak stated that the proposed subdivision is before the Commission for tentative approval. She stated that if tentative approval is granted, that will be an indication to the petitioner that the subdivision is generally acceptable and that final engineering work should proceed. She stated that the final plat of subdivision will come back to the Commission for final consideration. She provided some background noting that the Saunders Road area was annexed to allow the extension of City water and sanitary sewer several years ago at the property owners' request. She noted that the extension

of sewer and water was funded by the establishment of a Special Service Area which allows the cost of the improvements to be assessed to the property owners over a 20 year period. She stated that the newly created lots will result in a reapportionment of the remaining costs to the total number of properties, including the three new lots. She stated that the subdivision complies with the R-3 zoning and subdivision regulations except for the lot width to depth ratio requirement. She noted however that the deeper lots in this case provide the opportunity for more landscaping and berming to buffer the properties from the Tollway. She added that the width of the lots is sufficient to support well designed homes. She noted that the house that was previously on the property was deemed a health and life safety hazard and was required to be removed from the site. She noted that the staff report recommends approval of the tentative plat of subdivision subject to conditions as detailed in the report. She noted that she received a phone call from Mr. Scholler, the owner of property located to the north of the property who expressed concerns about drainage. She explained that Mr. Scholler's property is upstream of the property and reiterated that detention will be accommodated on the southwest portion of the development site.

In response to questions from Commissioner Freeman, Ms. Czerniak confirmed that the width of the lots provides sufficient area to allow for a well-designed house.

In response to questions from Commissioner Henry, the representative from Greengard Engineering noted that the site will be regraded necessitating the removal of several trees.

In response to questions from the Commission, Ms. Czerniak stated that the City arborist recommended that between tentative and final approval of the plan, further consideration of the buildable areas should occur in an effort to preserve a few particularly significant trees.

Commissioner Berg stated that in this case, it would be appropriate to allow some flexibility with respect to removal of the trees given the importance of berming and planting to mitigate the noise impacts of the Tollway.

Hearing no further questions or comments from the Commission, Chairman Ley invited public comment. He swore in all those planning to testify.

Michael Sullivan stated that he lives across the street from the property. He said that the petitioners met with him to review the plans and considered his input. He stated that as a neighbor, he is in total support of the subdivision as proposed.

Fahad Farouqi, 41 Saunders Road stated that it would be nice to see development on the site. He stated that he and his family plan to build a home in the area. He said that noise from the Tollway makes the area challenging and noted that it would be helpful to have some additional protection from the Tollway. He stated that he is in support of more homes in the area.

Hearing no further comments from the Commission, Chairman Ley invited a motion.

Commissioner Freeman made a motion to recommend approval of the tentative plat of subdivision for the Saunders Estates Subdivision subject to the following conditions.

*Prior to Plan Commission consideration of the final plat of subdivision the following conditions shall be met to the satisfaction of the City Engineer, City's Certified Arborist and the Director of Community Development.*

1. A clear final plat of subdivision shall be prepared. The plat shall include standard notes and shall not reflect grading or tree locations (those should be fully reflected in the engineering drawing set). In addition, the plat shall reflect the following:
  - a. The buildable areas on each lot shall be configured to provide increased setbacks where feasible to preserve and protect the most significant trees as identified by the City Arborist, to the extent reasonably possible.
  - b. A note shall be included on the plat stating that the Homeowners' Association is responsible for all ongoing maintenance of the Outlot including maintenance of the detention area, all components of the on site stormwater management system such as swales and pipes, and the berm.
  - c. A note shall be included on the plat stating that all of the new homes shall be equipped with residential sprinkler systems for fire protection due to the limited access into the area.
  - d. A note shall be included on the plat stating that no further subdivision of the Outlot is permitted.
2. Final engineering plans which have been determined to be complete, accurate and in conformance with all applicable regulations and standards by the City Engineer, and any other documents deemed necessary by the City Engineer shall be on file, in final form, with the City.
  - a. Approvals from any outside agencies must be submitted as directed by the City Engineer.
  - b. The engineering plans shall reflect the preservation of the existing topography to the extent possible with any grade changes kept to the minimum necessary to meet good engineering practices.
3. A final tree removal and tree preservation plan shall be submitted for review and approval by the City's Certified Arborist. The plat shall include a total of tree inches proposed for removal and a pre, during and post construction plan for protection of the trees identified for preservation.
4. A final landscape plan shall be submitted and will be subject to the review and approval of the City Arborist and shall reflect plantings proposed on the Outlot, in the area of the detention basin and on the berm. The plan shall also detail

proposed streetscape plantings. Street trees shall be provided in part as replacement inches for other trees removed from the site and consistent with the requirements for street trees as part of development of a new subdivision. Landscaping of the individual lots will be considered at the time development of each lot is proposed.

5. A draft of the Declaration of Covenants shall be submitted and will be subject to review and approval by the Director of Community Development and if appropriate, the City Attorney.
6. All fees due to date must be paid.

The motion was seconded by Commissioner Culbertson and was approved by a vote of 7 to 0.

\*\*\*



*Excerpt*  
**The City of Lake Forest**  
**Plan Commission**  
**Proceedings of the September 20, 2017 Meeting**

\*\*\*

**3. Consideration of a request for approval of the final plat of subdivision for the Saunders Estates Subdivision, 480 Saunders Road.**

Chairman Ley asked the Commission for any conflicts of interest or Ex Parte contacts. Hearing none, he invited a presentation from the petitioner and swore in all those intending to speak.

Toni Caccamo-Swiontek, Greengard, Inc., project engineer, stated that she is representing the owners, CCCT, LLC (Todd Polcyn, Chuck Cerniglia, Craig Cerniglia and Chris Cerniglia). She stated that since tentative approval of the subdivision, the project team has worked with City staff to finalize the engineering plans and the plat of subdivision. She requested approval of the final plat of subdivision.

Ms. Czerniak noted that the Plan Commission recommended approval of the tentative plat for the proposed four lot subdivision in March, 2017. She stated that based on the Commission's recommendation, the City Council granted approval of the tentative plat. She noted that the proposed subdivision is located west of Saunders Road, east of the Tollway and south of Route 60. She stated that all four lots exceed 40,000 square feet, which is the minimum lot size in the R-3 zoning district in which the proposed development site is located. She added that the lots meet all applicable Code requirements except for the lot to depth ratio requirement. She noted that the Commission discussed the lot to depth ratio during consideration of the tentative plat and determined that given the proximity of the Tollway to the site, deeper lots are appropriate to allow each homeowner to add landscape screening to the rear yard to buffer the homes from the Tollway. She noted that a landscape plan reflecting street tree plantings and plantings on the outlot, including the common area and the detention basin, was provided to the Commission. She explained that each of the four lots will be sold and will be developed individually. She stated that a landscape plan will be required for each lot prior to the issuance of building permits. She confirmed that staff from various City departments reviewed the final plans and found them to be in conformance with the applicable requirements. She noted that the staff report offers findings in support of approval of the final plat of subdivision and details recommended conditions of approval.

In response to a question from Commissioner Freeman, Ms. Czerniak confirmed that the conditions of tentative approval have been satisfied.

Hearing no further questions from the Commission, Chairman Ley invited public comment. Hearing none, he invited final questions or comments from the Commission. Hearing none, he invited a motion from the Commission.

Commissioner Freeman made a motion to recommend approval of the final plat of for the Saunders Estates Subdivision based on the findings detailed in the staff report and subject to the following conditions of approval.

1. The final plat of subdivision, final engineering plans, final landscape plan and all other final documents shall be subject to review and final approval by the City Engineer, City Arborist and Director of Community Development. Upon a determination by the City Engineer, City Arborist and Director of Community Development that the documents are complete and in full compliance with all applicable Code requirements, the plat of subdivision shall be submitted to the City Council, along with the recommendation from the Plan Commission in support of final approval.
2. Prior to recording the plat, all applicable fees must be paid in full and any required financial guarantees must be filed with the City in a form acceptable to the City Attorney.

The motion was seconded by Commissioner Pickus and was approved by the Commission in a vote of 6 to 0.

\*\*\*



THE CITY OF LAKE FOREST  
APPLICATION FOR SUBDIVISION OF PROPERTY – TENTATIVE PLAT

LOCATION OF PROPERTY 480 SAUNDERS ZONING DISTRICT R-3

ACREAGE OF PROPERTY 6.2 ACRES

VACANT ☒ DEVELOPED ☐ IF DEVELOPED # OF STRUCTURES       

# OF BUILDABLE LOTS PROPOSED 4

# OF OUT LOTS PROPOSED       

**APPLICANT**

Name TODD POLCYN

Address       

Phone 847 354-0594

E-mail t.palcyn@comcast.net

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

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

Name CHUCK CERNIGLIA

Address 26151 EASTERN

BENSENVILLE IL 60106

Phone 847-338-3457

E-mail CHUCK@COMM-2000.COM

**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**

C. Polcyn  
Owner

8/22/22  
Date

        
Owner

        
Date

        
Applicant

        
Date

APPLICANT'S REPRESENTATIVES

ENGINEER <u>DON FIELDING</u>	WETLAND CONSULTANT _____
FIRM <u>GREENGARD INC.</u>	FIRM _____
ADDRESS <u>111 BARCLAY BLVD.</u>	ADDRESS _____
<u>LINCOLNSHIRE, IL 60069</u>	_____
PHONE <u>847-634-3883</u>	PHONE _____

LAND PLANNER <u>DON FIELDING</u>	TRAFFIC CONSULTANT _____
FIRM <u>GREENGARD INC.</u>	FIRM _____
ADDRESS _____	ADDRESS _____
_____	_____
PHONE _____	PHONE _____

ATTORNEY _____	LANDSCAPE ARCH. _____
FIRM _____	FIRM _____
ADDRESS _____	ADDRESS _____
_____	_____
PHONE _____	PHONE _____

ARBORIST <u>TODD SINN</u>	PRESERVATION CONSULTANT _____
FIRM <u>URBAN FOREST MGMT.</u>	FIRM _____
ADDRESS <u>960 RTE 22 - SUITE 207</u>	ADDRESS _____
<u>FOX RIVER GROVE, IL 60021</u>	_____
PHONE <u>847-576-9708</u>	PHONE _____

# EXHIBIT "A"

## CORPORATE OWNERSHIP

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

NAME TODD POLCYN  
ADDRESS \_\_\_\_\_  
OWNERSHIP PERCENTAGE 25 %

NAME CHUCK CERNIGLIA  
ADDRESS 151 EASTERN AVE.  
BENSENVILLE, IL 60106  
OWNERSHIP PERCENTAGE 25 %

NAME CRAIG CERNIGLIA  
ADDRESS 151 EASTERN AVE.  
BENSENVILLE, IL 60106  
OWNERSHIP PERCENTAGE 25 %

NAME CHRIS CERNIGLIA  
ADDRESS 151 EASTERN AVE.  
BENSENVILLE, IL 60106  
OWNERSHIP PERCENTAGE 25 %

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
OWNERSHIP PERCENTAGE \_\_\_\_\_ %

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
OWNERSHIP PERCENTAGE \_\_\_\_\_ %

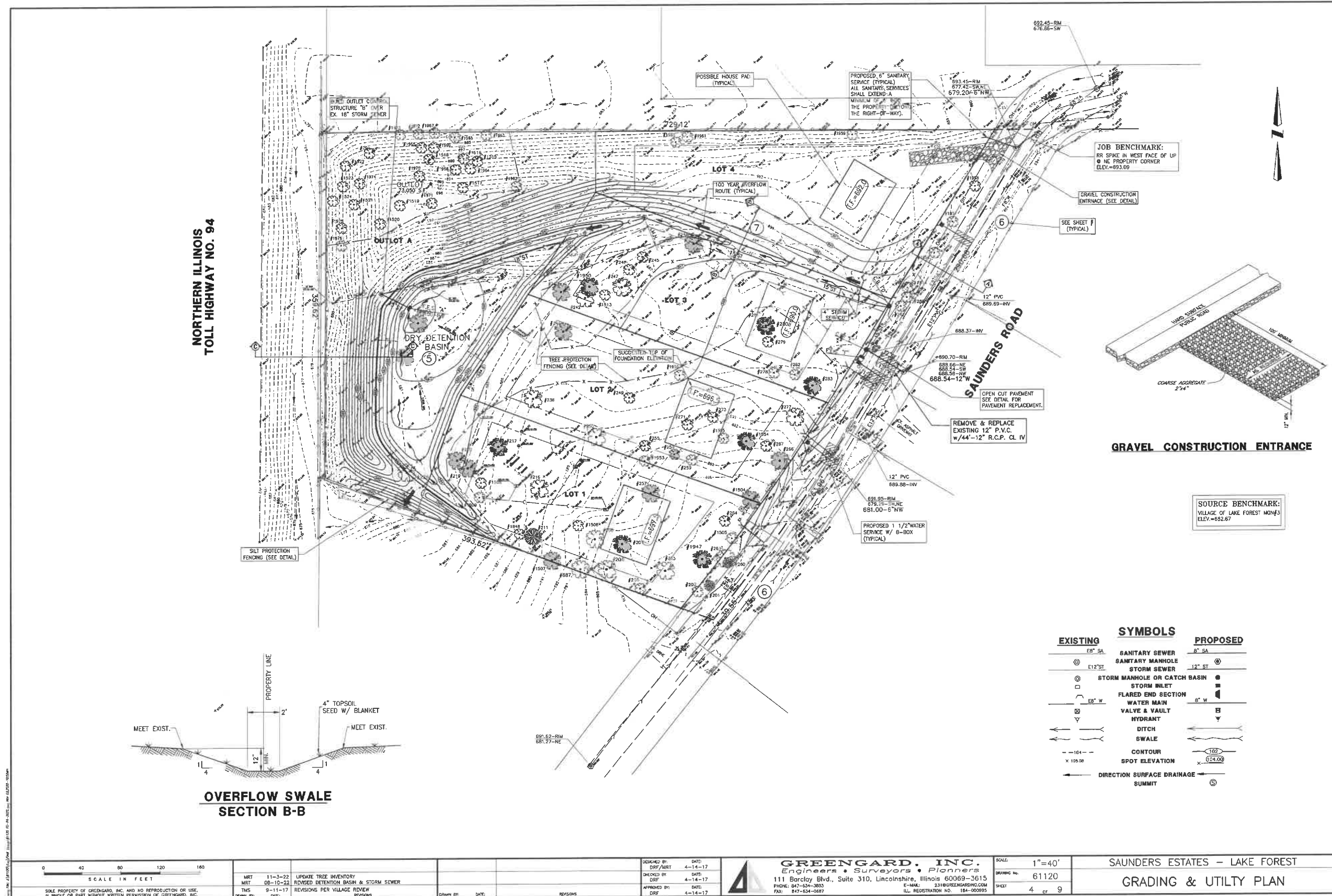
NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
OWNERSHIP PERCENTAGE \_\_\_\_\_ %

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
OWNERSHIP PERCENTAGE \_\_\_\_\_ %

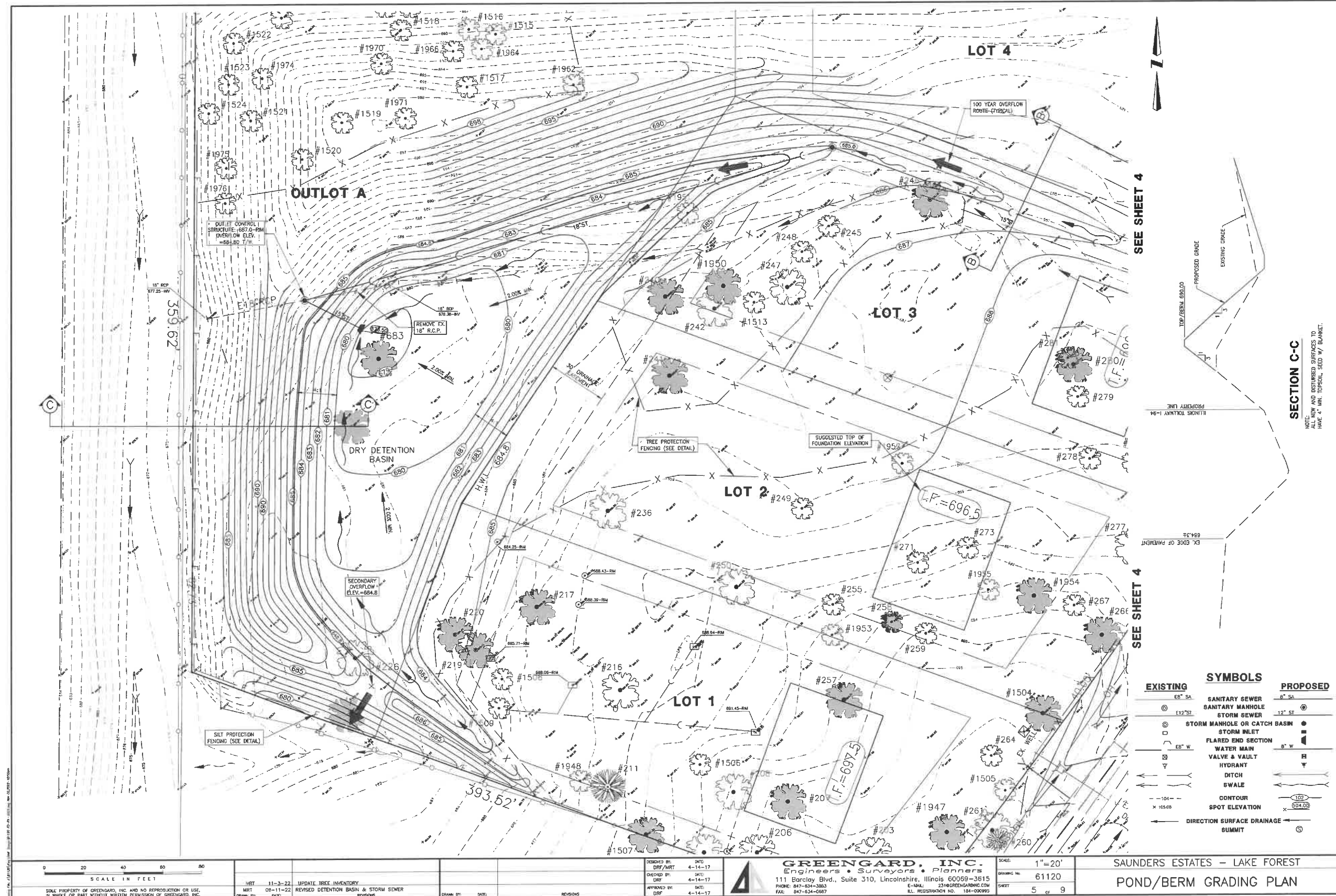
TREE INVENTORY  
CONDITIONS: 1=BEST; 6=DEAD  
FORM: 1=BEST; 6=WORST

Tag No.	Calculated Area	Size	Cond.	Form	Height	Tree (1" DBH or larger)
260	14.3	3	3			
261	14.3	3	3			
262	14.3	3	3			
263	14.3	3	3			
264	14.3	3	3			
265	14.3	3	3			
266	14.3	3	3			
267	14.3	3	3			
268	14.3	3	3			
269	14.3	3	3			
270	14.3	3	3			
271	14.3	3	3			
272	14.3	3	3			
273	14.3	3	3			
274	14.3	3	3			
275	14.3	3	3			
276	14.3	3	3			
277	14.3	3	3			
278	14.3	3	3			
279	14.3	3	3			
280	14.3	3	3			
281	14.3	3	3			
282	14.3	3	3			
283	14.3	3	3			
284	14.3	3	3			
285	14.3	3	3			
286	14.3	3	3			
287	14.3	3	3			
288	14.3	3	3			
289	14.3	3	3			
290	14.3	3	3			
291	14.3	3	3			
292	14.3	3	3			
293	14.3	3	3			
294	14.3	3	3			
295	14.3	3	3			
296	14.3	3	3			
297	14.3	3	3			
298	14.3	3	3			
299	14.3	3	3			
300	14.3	3	3			
301	14.3	3	3			
302	14.3	3	3			
303	14.3	3	3			
304	14.3	3	3			
305	14.3	3	3			
306	14.3	3	3			
307	14.3	3	3			
308	14.3	3	3			
309	14.3	3	3			
310	14.3	3	3			
311	14.3	3	3			
312	14.3	3	3			
313	14.3	3	3			
314	14.3	3	3			
315	14.3	3	3			
316	14.3	3	3			
317	14.3	3	3			
318	14.3	3	3			
319	14.3	3	3			
320	14.3	3	3			
321	14.3	3	3			
322	14.3	3	3			
323	14.3	3	3			
324	14.3	3	3			
325	14.3	3	3			
326	14.3	3	3			
327	14.3	3	3			
328	14.3	3	3			
329	14.3	3	3			
330	14.3	3	3			
331	14.3	3	3			
332	14.3	3	3			
333	14.3	3	3			
334	14.3	3	3			
335	14.3	3	3			
336	14.3	3	3			
337	14.3	3	3			
338	14.3	3	3			
339	14.3	3	3			
340	14.3	3	3			
341	14.3	3	3			
342	14.3	3	3			
343	14.3	3	3			
344	14.3	3	3			
345	14.3	3	3			
346	14.3	3	3			
347	14.3	3	3			
348	14.3	3	3			
349	14.3	3	3			
350	14.3	3	3			
351	14.3	3	3			
352	14.3	3	3			
353	14.3	3	3			
354	14.3	3	3			
355	14.3	3	3			
356	14.3	3	3			
357	14.3	3	3			
358	14.3	3	3			
359	14.3	3	3			
360	14.3	3	3			
361	14.3	3	3			
362	14.3	3	3			
363	14.3	3	3			
364	14.3	3	3			
365	14.3	3	3			
366	14.3	3	3			
367	14.3	3	3			
368	14.3	3	3			
369	14.3	3	3			
370	14.3	3	3			
371	14.3	3	3			
372	14.3	3	3			
373	14.3	3	3			
374	14.3	3	3			
375	14.3	3	3			
376	14.3	3	3			
377	14.3	3	3			
378	14.3	3	3			
379	14.3	3	3			
380	14.3	3	3			
381	14.3	3	3			
382	14.3	3	3			
383	14.3	3	3			
384	14.3	3	3			
385	14.3	3	3			
386	14.3	3	3			
387	14.3	3	3			
388	14.3	3	3			
389	14.3	3	3			
390	14.3	3	3			
391	14.3	3	3			
392	14.3	3	3			
393	14.3	3	3			
394	14.3	3	3			
395	14.3	3	3			
396	14.3	3	3			
397	14.3	3	3			
398	14.3	3	3			
399	14.3	3	3			
400	14.3	3	3			
401	14.3	3	3			
402	14.3	3	3			
403	14.3	3	3			
404	14.3	3	3			
405	14.3	3	3			
406	14.3	3	3			
407	14.3	3	3			
408	14.3	3	3			
409	14.3	3	3			
410	14.3	3	3			
411	14.3	3	3			
412	14.3	3	3			
413	14.3	3	3			
414	14.3	3	3			
415	14.3	3	3			
416	14.3	3	3			
417	14.3	3	3			
418	14.3	3	3			
419	14.3	3	3			
420	14.3	3	3			
421	14.3	3	3			
422	14.3	3	3			
423	14.3	3	3			
424	14.3	3	3			
425	14.3	3	3			
426	14.3	3	3			
427	14.3	3	3			
428	14.3	3	3			
429	14.3	3	3			
430	14.3	3	3			
431	14.3	3	3			
432	14.3	3	3			
433	14.3	3	3			
434	14.3	3	3			
435	14.3	3	3			
436	14.3	3	3			
437	14.3	3	3			
438	14.3	3	3			
439	14.3	3	3			
440	14.3	3	3			
441	14.3	3	3			
442	14.3	3	3			
443	14.3	3	3			
444	14.3	3	3			
445	14.3	3	3			
446	14.3	3	3			
447	14.3	3	3			
448	14.3	3	3			
449	14.3	3	3			
450	14.3	3	3			
451	14.3	3	3			
452	14.3	3	3			
453	14.3	3	3			
454	14.3	3	3			
455	14.3	3	3			
456	14.3	3	3			
457	14.3	3	3			
458	14.3	3	3			
459	14.3	3	3			
460	14.3	3	3			
461	14.3	3	3			
462	14.3	3	3			
463	14.3	3	3			
464	14.3	3	3			
465	14.3	3	3			
466	14.3	3	3			
467	14.3	3	3			
468	14.3	3	3			
469	14.3	3	3			
470	14.3	3	3			
471	14.3	3	3			
472	14.3	3	3			
473	14.3	3	3			
474	14.3	3	3			
475	14.3	3	3			
476	14.3	3	3			
477	14.3	3	3			
478	14.3	3	3			
479	14.3	3	3			
480	14.3	3	3			
481	14.3	3	3			
482	14.3	3	3			
483	14.3	3	3			
484	14.3	3	3			
485	14.3	3	3			
486	14.3	3	3			
487	14.3	3	3			
488	14.3	3	3			
489	14.3	3	3			
490	14.3	3	3			
491	14.3	3	3			
492	14.3	3	3			
493	14.3	3	3			
494	14.3	3	3			
495	14.3	3	3			
496	14.3	3	3			
497	14.3	3	3			
498	14.3	3	3			
499	14.3	3	3			
500	14.3	3	3			
501	14.3	3	3			
502	14.3	3	3			
503	14.3	3	3			
504	14.3	3	3			
505	14.3	3	3			
506	14.3	3	3			
507	14.3	3	3			
508	14.3	3	3			
509	14.3	3	3			
510	14.3	3	3			
511	14.3	3	3			
512	14.3	3	3			
513	14.3	3	3			
514	14.3	3	3			
515	14.3	3	3			
516	14.3	3	3			
517	14.3	3	3			
518	14.3	3	3			
519	14.3	3	3			
520	14.3	3	3			
521	14.3	3	3			
522	14.3	3	3			
523	14.3	3	3			
524	14.3	3	3			
525	14.3	3	3			
526	14.3	3	3			
527	14.3	3	3			
528	14.3	3	3			
529	14.3	3	3			
530	14.3	3	3			





## ENLARGED PRELIMINARY GRADING PLAN - BERM AND POND





## Urban Forest Management, Inc.

---

November 2, 2022

Mr. Don Fielding  
Greengard, Inc.  
111 Barclay Boulevard  
Suite 310  
Lincolnshire, IL 60069

RE: Tree Inventory Update and Report  
480 Saunders Road  
Lake Forest, IL

Dear Mr. Fielding,

Enclosed please find the updated tree inventory listing and report for the property located at 480 Saunders Road in Lake Forest, IL.

All trees previously tagged and inventoried by URBAN FOREST MANAGEMENT, INC. (UFM) were reviewed and data including size and condition were updated. Any trees that have since grown into the minimum 8" diameter at breast height (d.b.h.) and larger size class and groupings of six or more trees measuring at least 4" d.b.h. and larger were tagged and included in the inventory.

There were a total of 116 trees included in this inventory update. Trees tagged during the previous inventories included tag #'s 201 – 294, 683 – 687, 1505 and 1524. Several of these trees have died or have fallen/been removed. Tag #'s 1951 - 1976 were added during this update.

I have enclosed a copy of the Existing Topography plan with the general locations of the newly added trees plotted.

The following inventory listing and report will detail the trees by tag number, species, size, condition, form and observed problems.

Sincerely,  
URBAN FOREST MANAGEMENT, INC.

Todd R. Sinn  
Senior Forester

## I. Background and Methodology

A tree inventory was conducted on the property located at 480 Saunders Road in Lake Forest, IL. This property had previously been inventoried by UFM in 2005 and updated in 2009 and 2015. Any trees missing tags or that had grown into the minimum size range of 8" diameter at breast height (d.b.h.) and larger and groupings of six or more trees measuring at least 4" d.b.h. and larger were tagged and included in the inventory. Those trees that still had tags attached, had the size, form and condition updated. No buckthorn or ash trees that had not been previously tagged were included in the inventory.

All inventoried trees were measured for diameter at d.b.h. and evaluated for species, size, condition, form and any observed problems were recorded. Numbered aluminum tags were nailed on the north face of the trunk at eye level. The tag number is used to identify each tree within the tree inventory listing:

Condition	General evaluation of tree vigor. Condition classes are:	
	1-excellent	4-fair/poor
	2-good/fair	5-poor
	3-fair	6-dead
Form	Subjective evaluation comparing tree with specimen tree of the same species. Form classes are the same as those listed above under condition, with the exception of number six, which translates to "very poor form".	

## II. General Comments

There were a total of 116 trees inventoried using tag #'s 201 – 294, 683 – 687, 1505 – 1524 and 1951 – 1976, with several gaps in the number series due to some of the trees originally inventoried having their tags removed, swallowed by bark or the tree had fallen or been removed. Tree species inventoried include boxelder maple, Norway maple, silver maple, green ash, honeylocust, black walnut, bur oak and other species in smaller quantities. The most common species inventoried on this site was honeylocust with 21%, followed by silver maple with 16% and boxelder maple with 15%. The higher quality oaks make up 11% of all species inventoried. Approximately 12% of the trees had been planted, the rest having been naturally seeded. There are thirty eight (38) trees considered Heritage trees due to their size. Of these thirty eight (38) trees, twenty one (21) are in fair condition, nine (9) are in fair/poor condition and eight (8) are in poor or dead condition. The Heritage trees are listed as such within the inventory listing.

Most of the trees are located within the southern 2/3's of the property. There are also a grouping of primarily honeylocust trees located on the side of the berm in the northwest corner of the property. Understory includes buckthorn, honeysuckle and boxelder maple, Siberian elm and other tree species inventoried measuring smaller than 8" in diameter.

The trees on this site have not been maintained in the recent past. All of them contain varying degrees of deadwood, dieback and structural defects. Approximately 34% of the inventoried trees are in fair/poor condition or worse, including fifteen (15) dead trees. All of the ash trees are now dead. A few of the trees along Saunders Road have been significantly trimmed for overhead utility wires.

**Inventory Listing**  
480 Saunders Road, Lake Forest  
Prepared by Urban Forest Management, Inc. 10/31/2022

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	Co-leaders at DBH (4.5' above soil line)	Heritage Tree (18" DBH or larger)
201	Colorado Blue Spruce	Picea pungens	12	6			Dead (1/26/09)		
202	Norway Maple	Acer platanoides	14	3	3	minor deadwood, twist in trunk, limbed up, pruned for side wires			
203	White Oak	Quercus alba	31	4	3	minor deadwood, basal decay, slight lean, multiple leaders, basal swell			Heritage Tree - DQ Condition
205	White Poplar	Populus alba	17	5	4	minor deadwood, one sided, sparse foliage, excessive lean, dieback			
206	Boxelder Maple	Acer negundo	18	5	5	basal decay, suckering, slight lean, hollow, top broken off			Heritage Tree - DQ Condition
207	Black Walnut	Juglans nigra	21	4	3	minor deadwood, trunk scar, suckering, multiple leaders, basal scar, basal decay			Heritage Tree - DQ Condition
208	Boxelder Maple	Acer negundo	26	5	5	broken limbs, excessive lean, trunk scar, decay, top broken off, sparse foliage, suckering			Heritage Tree - DQ Condition
209	Boxelder Maple	Acer negundo	18	6			Fallen.		Heritage Tree - DQ Condition
1507	Honeylocust	Gleditsia triacanthos	24	3	3	minor deadwood, trunk scar, twist in trunk, multiple leaders	Old tag #210.		Heritage Tree
211	Norway Spruce	Picea abies	22	3	3	minor deadwood, slight lean, basal swell			Heritage Tree
214	Green Ash	Fraxinus pennsylvanica	12	6	4	over-topped, twist in trunk	Dead.		
1948	Boxelder Maple	Acer negundo	15	4	4	trunk scar, suckering, slight lean, twist in trunk, multiple leaders, minor deadwood	Original tag swallowed (was tag # 215)		
216	Norway Maple	Acer platanoides	19	4	3	girdling root, twist in trunk, multiple leaders, trunk scar, suckering, dieback	Forked at 5'.		Heritage Tree - DQ Condition
217	Silver Maple	Acer saccharinum	23	3	3	weak crotch, suckering, multiple leaders, poison ivy			Heritage Tree
219	Silver Maple	Acer saccharinum	23	3	4	basal decay, slight lean, double leader			Heritage Tree
220	Silver Maple	Acer saccharinum	24	3	4	weak crotch, trunk scar, suckering, slight lean, double leader, one sided			Heritage Tree
1949	Silver Maple	Acer saccharinum	23	3	4	trunk scar, twist in trunk, suckering, one sided	Original tag missing (was tag #223)		Heritage Tree
224	Boxelder Maple	Acer negundo	11	5	5	basal decay, excessive lean	COLLAPSED.		
225	Green Ash	Fraxinus pennsylvanica	17	6	4	minor deadwood, suckering, twist in trunk, multiple leaders	Dead.		
226	Boxelder Maple	Acer negundo	18	4	4	minor deadwood, one sided, slight lean, multiple leaders, suckering			Heritage Tree - DQ Condition
227	Boxelder Maple	Acer negundo	16	4	4	suckering, slight lean, multiple leaders, basal decay, heavy deadwood, one sided			
228	Bur Oak	Quercus macrocarpa	40	4	3	heavy deadwood, basal decay, epicormics			Heritage Tree - DQ Condition
229	Green Ash	Fraxinus pennsylvanica	13	6	3	weak crotch, twist in trunk, multiple leaders	Dead.		
1511	Silver Maple	Acer saccharinum	26	2	3	weak crotch, double leader	Old tag #230.		Heritage Tree
231	Green Ash	Fraxinus pennsylvanica	26	6	4	one sided, slight lean	Dead.		Heritage Tree - DQ Condition
232	Bur Oak	Quercus macrocarpa	35	3	3	minor deadwood, epicormics, multiple leaders			Heritage Tree
233	Silver Maple	Acer saccharinum	14	3	4	over-topped, twist in trunk, multiple leaders, minor deadwood, one sided			
234	Silver Maple	Acer saccharinum	13	3	4	one sided, suckering, over-topped, twist in trunk			
235	Red Oak	Quercus rubra	25	5	3	heavy deadwood, weak crotch, epicormics, hollow, sparse foliage, dieback		Forked at 2' with a 22" co-leader.	Heritage Tree - DQ Condition
236	Silver Maple	Acer saccharinum	36	5	3	trunk scar, suckering, multiple leaders, heavy deadwood, dieback, broken limbs, decay			Heritage Tree - DQ Condition
238	White Oak	Quercus alba	27	3	3	vine infested, twist in trunk, multiple leaders, minor deadwood			Heritage Tree
239	Silver Maple	Acer saccharinum	16	3	4	weak crotch, suckering, multiple leaders, one sided, over-topped		Forked at .5' with a 13" co-leader.	
240	Bur Oak	Quercus macrocarpa	31	3	3	minor deadwood, epicormics, multiple leaders, weak crotch		Forked at 2' with a 28" co-leader.	Heritage Tree



**Inventory Listing**  
480 Saunders Road, Lake Forest  
Prepared by Urban Forest Management, Inc. 10/31/2022

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	Co-leaders at DBH (4.5' above soil line)	Heritage Tree (18" DBH or larger)
241	Kentucky Coffeetree	Gymnocladus dioicus	21	2	3	minor deadwood, double leader, slight lean			Heritage Tree
242	White Oak	Quercus alba	35	4	4	heavy deadwood, basal decay, weak crotch, dieback, double leader, one sided	Lighting system attached to trunk, Forked at 5'.		Heritage Tree - DQ Condition
1950	Silver Maple	Acer saccharinum	20	3	4	suckering, over-topped, slight sweep, multiple leaders, hollow	Original tag missing (was tag #243)		Heritage Tree
1513	Silver Maple	Acer saccharinum	16	2	4	over-topped, slight sweep, double leader	Old tag #244		
245	Boxelder Maple	Acer negundo	16	4	4	minor deadwood, trunk scar, slight lean, decay, dieback		Forked at .5' with an 11" co-leader.	
246	Silver Maple	Acer saccharinum	22	3	3	weak crotch, multiple leaders, minor deadwood		Forked at 2' and 3' with 19", 11", 10", 12" co-leaders.	Heritage Tree
248	Boxelder Maple	Acer negundo	17	3	4	excessive lean, one sided, suckering, multiple leaders, trunk scar, vine infested		Forked at 4' with a 10" co-leader.	
249	Cherry	Prunus spp.	13	6	3			Forked at 3.5' with an 12" co-leader.	
250	Bur Oak	Quercus macrocarpa	41	4	3	heavy deadwood, weak crotch, epicormics, multiple leaders, dieback			Heritage Tree - DQ Condition
252	Green Ash	Fraxinus pennsylvanica	20	6	4	trunk scar, one sided, girdling root, damaged leader, suckering, slight sweep	Dead.	Forked at 3' with a 10" co-leader.	Heritage Tree - DQ Condition
254	Green Ash	Fraxinus pennsylvanica	7	6	4	twist in trunk, minor deadwood, thin crown	Dead.		
255	Norway Maple	Acer platanoides	12	5	5	twist in trunk, minor deadwood, girdling root, dieback, sparse foliage, one sided, decay, damaged leader			
1953	Honeylocust	Gleditsia triacanthos	14	3	3	twist in trunk, double leader, minor deadwood	Original tag missing (was tag #256)		
257	Black Walnut	Juglans nigra	25	2	3	multiple leaders, minor deadwood, weak crotch			Heritage Tree
258	Black Walnut	Juglans nigra	17	2	3	minor deadwood, twist in trunk, multiple leaders			
259	Norway Maple	Acer platanoides	15	5	4	slight lean, twist in trunk, minor deadwood, damaged leader, dieback			
260	Colorado Blue Spruce	Picea pungens	12	6	5	over-topped, pruned for side wires, damaged leader	10' snag		
261	Cottonwood	Populus deltoides	38	4	3	heavy deadwood, dieback, multiple leaders, upper cavity			Heritage Tree - DQ Condition
1947	Norway Maple	Acer platanoides	18	2	3	over-topped, double leader, minor deadwood	Original tag missing (was #262)		Heritage Tree
264	Silver Maple	Acer saccharinum	9	4	3	twist in trunk, weak crotch, minor deadwood, dieback, damaged leader		Forked at 4' with a 7" co-leader	
1504	Norway Maple	Acer platanoides	19	3	3	weak crotch, double leader, pruned for side wires, minor deadwood, suckering	Old tag #265.		Heritage Tree
266	Black Walnut	Juglans nigra	20	3	3	weak crotch, suckering, slight lean, multiple leaders, pruned for side wires			Heritage Tree
267	Boxelder Maple	Acer negundo	16	6	6	minor deadwood, basal decay, excessive lean, suckering, damaged leader, hollow	FALLEN.		
1954	Black Walnut	Juglans nigra	27	2	3	one sided, suckering, trunk scar, minor deadwood	Original tag missing (was tag #268)		Heritage Tree
1955	Norway Maple	Acer platanoides	16	5	5	excessive lean, one sided, suckering, over-topped, heavy deadwood, damaged leader, dieback	Original tag missing (was tag #269)		
270	Green Ash	Fraxinus pennsylvanica	13	6	3	weak crotch, slight lean, double leader	Dead.		
271	Norway Maple	Acer platanoides	14	5	4	trunk scar, twist in trunk, multiple leaders, one sided, minor deadwood, suckering, dieback, sparse foliage			
273	Norway Maple	Acer platanoides	15	5	3	twist in trunk, multiple leaders, minor deadwood, dieback, one sided, damaged leader			
277	Bur Oak	Quercus macrocarpa	37	5	3	heavy deadwood, weak crotch, epicormics, dieback			Heritage Tree - DQ Condition
278	Norway Maple	Acer platanoides	14	3	3	weak crotch, girdling root, multiple leaders, minor deadwood			
279	Silver Maple	Acer saccharinum	12	3	3	weak crotch, suckering, poison ivy, minor deadwood		Forked at 2' with 11", 11", 11", 5" co-leaders	
280	Silver Maple	Acer saccharinum	24	2	3	weak crotch		Forked at 3' with a 15" co-leader.	Heritage Tree
281	Silver Maple	Acer saccharinum	10	2	4	over-topped, slight sweep, one sided		Forked at 1' with a 10" co-leader	
282	Silver Maple	Acer saccharinum	10	3	3	weak crotch, thin crown, vine infested		Forked at 2' with a 8" co-leader	



**Inventory Listing**  
480 Saunders Road, Lake Forest  
Prepared by Urban Forest Management, Inc. 10/31/2022

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	Co-leaders at DBH (4.5' above soil line)	Heritage Tree (18" DBH or larger)
283	Cottonwood	Populus deltoides	24	2	3	slight lean, multiple leaders			Heritage Tree
287	Bur Oak	Quercus macrocarpa	16	3	5	one sided, twist in trunk, pruned for side wires, epicormics, poison ivy			
288	Bur Oak	Quercus macrocarpa	15	3	4	one sided, slight lean, pruned for side wires, double leader, twist in trunk			
291	Boxelder Maple	Acer negundo	10	6	4	excessive lean, multiple leaders, weak crotch	Dead.	Forked at 3' with a 7" co-leader	
683	Cottonwood	Populus deltoides	19	2	3	thin crown, twist in trunk, minor deadwood			Heritage Tree
684	Silver Maple	Acer saccharinum	13	3	3	twist in trunk, basal swell, minor deadwood			
685	Siberian Elm	Ulmus pumila	13	3	3	minor deadwood, weak crotch, one sided			
686	Green Ash	Fraxinus pennsylvanica	8	6	4	one sided, slight sweep, double leader	Dead.		
687	Boxelder Maple	Acer negundo	18	4	5	basal decay, suckering, decay, top broken off, hollow			Heritage Tree - DQ Condition
1505	Honeylocust	Gleditsia triacanthos	11	3	3	minor deadwood, weak crotch, double leader, over-topped			
1506	Bur Oak	Quercus macrocarpa	8	3	3	epicormics, slight sweep			
1508	Silver Maple	Acer saccharinum	9	2	4	one sided, over-topped, slight lean		Forked at 1' with a 7.75" co-leader.	
1509	Boxelder Maple	Acer negundo	12	3	4	weak crotch, slight sweep, double leader, minor deadwood	Forked at 5'.		
1510	Siberian Elm	Ulmus pumila	11	3	3	weak crotch, multiple leaders			
1512	Siberian Elm	Ulmus pumila	8	3	3	weak crotch, over-topped, multiple leaders			
1514	American Elm	Ulmus americana	9	3	5	suckering, damaged leader, pruned for overhead wires, sweep			
1515	Honeylocust	Gleditsia triacanthos	11	3	3	minor deadwood, double leader	Thorned.		
1516	Honeylocust	Gleditsia triacanthos	13	3	3	minor deadwood, weak crotch, double leader	Thorned.		
1517	Boxelder Maple	Acer negundo	14	3	4	weak crotch, slight sweep, double leader, minor deadwood, damaged leader			
1518	Honeylocust	Gleditsia triacanthos	13	3	3	minor deadwood, suckering, double leader			
1519	Honeylocust	Gleditsia triacanthos	16	3	3	minor deadwood, multiple leaders	Thorned.		
1520	Honeylocust	Gleditsia triacanthos	16	3	4	minor deadwood, weak crotch, multiple leaders, one sided	Thorned.		
1521	Honeylocust	Gleditsia triacanthos	8	2	3	minor deadwood, weak crotch, double leader	Thorned.		
1522	Boxelder Maple	Acer negundo	8	6	4		FALLEN.		
1523	American Elm	Ulmus americana	17	3	3	suckering, minor deadwood			
1524	American Elm	Ulmus americana	11	3	4	weak crotch, suckering, multiple leaders, over-topped, one sided			
1951	Black Walnut	Juglans nigra	9	2	3	trunk scar, double leader			
1952	Cottonwood	Populus deltoides	9	3	3	suckering, multiple leaders			
1956	Black Walnut	Juglans nigra	8	2	3	multiple leaders			
1957	Black Walnut	Juglans nigra	8	3	3	weak crotch, suckering, double leader			
1958	Red Oak	Quercus rubra	8	3	5	damaged leader, epicormics, pruned for overhead wires, multiple leaders			
1959	Honeylocust	Gleditsia triacanthos	12	3	3	minor deadwood, weak crotch, multiple leaders			
1960	Boxelder Maple	Acer negundo	10	3	4	minor deadwood, weak crotch, sweep, over-topped		Forked at 3' and 4' with 10", 6" co-leaders.	
1961	Honeylocust	Gleditsia triacanthos	8	2	4	one sided, slight lean			

**Inventory Listing**  
480 Saunders Road, Lake Forest  
Prepared by Urban Forest Management, Inc. 10/31/2022

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	Co-leaders at DBH (4.5' above soil line)	Heritage Tree (18" DBH or larger)
1963	Honeylocust	Gleditsia triacanthos	8	3	3	minor deadwood, thin crown, twist in trunk			
1965	Honeylocust	Gleditsia triacanthos	8	3	4	one sided, thin crown, twist in trunk		Forked at 2.5' with a 6" co-leader.	
1964	Honeylocust	Gleditsia triacanthos	10	3	4	one sided, slight lean			
1962	Boxelder Maple	Acer negundo	14	3	3	weak crotch, slight sweep, double leader		Forked at 1.5' with 8", 8" co-leaders.	
1966	Honeylocust	Gleditsia triacanthos	10	3	3	minor deadwood, thin crown	Thorned.		
1967	Honeylocust	Gleditsia triacanthos	10	3	4	minor deadwood, weak crotch, one sided, multiple leaders			
1968	Honeylocust	Gleditsia triacanthos	12	3	3	minor deadwood, double leader			
1969	Honeylocust	Gleditsia triacanthos	11	3	4	one sided, slight lean, multiple leaders			
1970	Honeylocust	Gleditsia triacanthos	9	3	4	minor deadwood, one sided, multiple leaders			
1971	Honeylocust	Gleditsia triacanthos	9	2	3	minor deadwood, multiple leaders			
1972	Honeylocust	Gleditsia triacanthos	10	3	3	minor deadwood, weak crotch, thin crown		Forked at 3' with 6", 3" co-leaders.	
1973	Honeylocust	Gleditsia triacanthos	10	3	3	trunk scar, one sided, multiple leaders			
1974	Honeylocust	Gleditsia triacanthos	9	3	4	minor deadwood, weak crotch, one sided, multiple leaders		Forked at 3.5' with a 7" co-leader.	
1975	American Elm	Ulmus americana	9	3	3	minor deadwood, over-topped, multiple leaders			
1976	Honeylocust	Gleditsia triacanthos	11	2	3	minor deadwood, multiple leaders			

**Plan Commission Meeting – February 8, 2023**  
**Agenda Item 4**

**Zone Change**  
**400 Hastings Road**  
***R-4 Single Family Residential to OA Open Area***

Staff Report  
Vicinity Map  
Air Photos  
Zoning Map – Surrounding Area  
Area of Request



## ZONE CHANGE

### City of Lake Forest Recreation Center – 400 Hastings Road

TO:	Chairman Dixon and Members of the Plan Commission
DATE:	February 8, 2023
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	<b>Zone Change from R-4, Single Family Residential to OA, Open Area</b>

#### **PROPERTY OWNER**

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

#### **PROPERTY LOCATION**

400 Hastings Road  
South of Deerpath, at the end of  
Hastings Road

#### **ZONING**

R-4 Single Family  
District

#### **Description of the Request**

This is a request for a zone change for City owned property. No changes to the use of the property are proposed. Improvements related to the athletic fields are proposed on the west portion of the subject property. The proposed zone change will align the zoning on the subject property, the property that is currently developed with the City's Recreation Center, a playground for the preschool located in the Recreation Center, and parking lots. The property is in common ownership with and used in conjunction with the City owner athletic fields adjacent to the west.

#### **Description of the Property and Surrounding Area**

The property proposed for rezoning totals just over eight acres. It is adjacent to a larger City owned parcel to the west which totals approximately 17 acres and is developed with athletic fields which are used in conjunction with the Recreation Center building and parking lot. Essentially, the two parcels together make up one of the City's two community parks.

The subject parcel was subdivided off from the residential property to the east, extending to Green Bay Road, through the Huntington Henry Subdivision in 1954. The property retained the residential zoning from that time. Available City records do not reflect any conscious decision by the City Council to retain the residential zoning after the City acquired the property in what is believed to be the mid 1970's. The Recreation Center property was acquired at the same time as the larger parcel to the west which historically was used as the polo fields, part of the Swift Estate. The polo field parcel was not part of a residential subdivision but instead was historically open space.

The subject parcel was developed with the City's Recreation Center with construction beginning in 1978. There is no record that the Recreation Center was developed under a Special Use Permit. The Recreation Center is permitted outright in the OA zoning district.

### *Zone Change Request*

The City's Comprehensive Plan designates the subject property as well as the athletic fields to the west for Park and Recreational uses. Properties to the north are designed for institutional uses, and properties to the east and west are designated for residential use. The Onwentsia Club property to the south is designated for Park and Recreation use.

The zone change is requested essentially as a "clean up" to align the zoning on the adjacent City parcels that are jointly used for park and recreation purposes and are in common ownership. Considering the well established uses on and around the site, the surrounding development patterns that are not anticipated to change, and recognizing that utilities and infrastructure are available in this area to continue to serve the existing uses and the planned upgrades, the request for rezoning is reasonable.

The Plan Commission is charged with evaluating requests for zone changes based on the criteria in Section 159.044 of the City Code. The criteria are reviewed below.

➤ **Consideration of the zoning classifications of the surrounding properties.**

*Properties in the surrounding areas are zoned R-4 and O.A. The subject property is in common ownership with the adjacent approximately 17 acre parcel to the west and is in joint use with that property. The two City owned parcels meet the definition of a "zoning lot" as stated in the Code.*

*A single tract of land located within a single block, which is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control. (159.002 in part)*

*"Cleaning up" the zoning on these City owned parcels is logical and will facilitate the planned improvements and is consistent with the designation for the parcels as reflected in the Comprehensive Plan.*

➤ **Consideration of the existing uses of property within the general area of the property proposed for development.**

*No change in use is proposed. And no change in use is anticipated on the surrounding properties.*

➤ **Consideration of the suitability of the property proposed for development with the uses permitted in the requested zoning district.**

*The property proposed for rezoning is currently used in a manner consistent with the O.A zoning district.*

*The Code states that the O.A district is appropriately applied to properties owned or managed by the City, Lake Forest Open Lands Association, the Lake County Forest Preserves District, and Homeowners' Associations. The subject property is owned by the City of Lake Forest. Permitted uses in the O.A district include, but are not limited to: parks, playgrounds and community buildings operated by municipal agencies. The property is currently developed and used consistent with the permitted uses in the O.A district.*

➤ **Consideration of the trend of development in the surrounding area.**

*The surrounding area is well established. Significant redevelopment or change in use of the surrounding properties is not anticipated. The community uses to the north, Deerpath Middle School and the City's Public Safety Building, Onwentsia Club golf course to the south, and the residential neighborhoods to the east and west are long term uses. Although improvements, upgrades and modifications may occur from time to time, no significant change in use is anticipated.*

➤ Changing conditions make the application of the proposed R-4 zoning district reasonable. *As noted in this staff report, City records do not reflect a basis for the R-4 zoning on the parcel on which the City's Recreation Center is located. It appears that the residential zoning was simply left in place after the property was subdivided off from residential property that extended all the way to Green Bay Road.*

*The recent City Council decision to undertake planning for significant improvements to the adjacent City owned athletic fields makes rezoning of the subject property reasonable to facilitate the improvement project since some of the proposed improvements encroach on to the west portion of the Recreation Center property. The use of the parcels today overlap and the parcels are indistinguishable.*

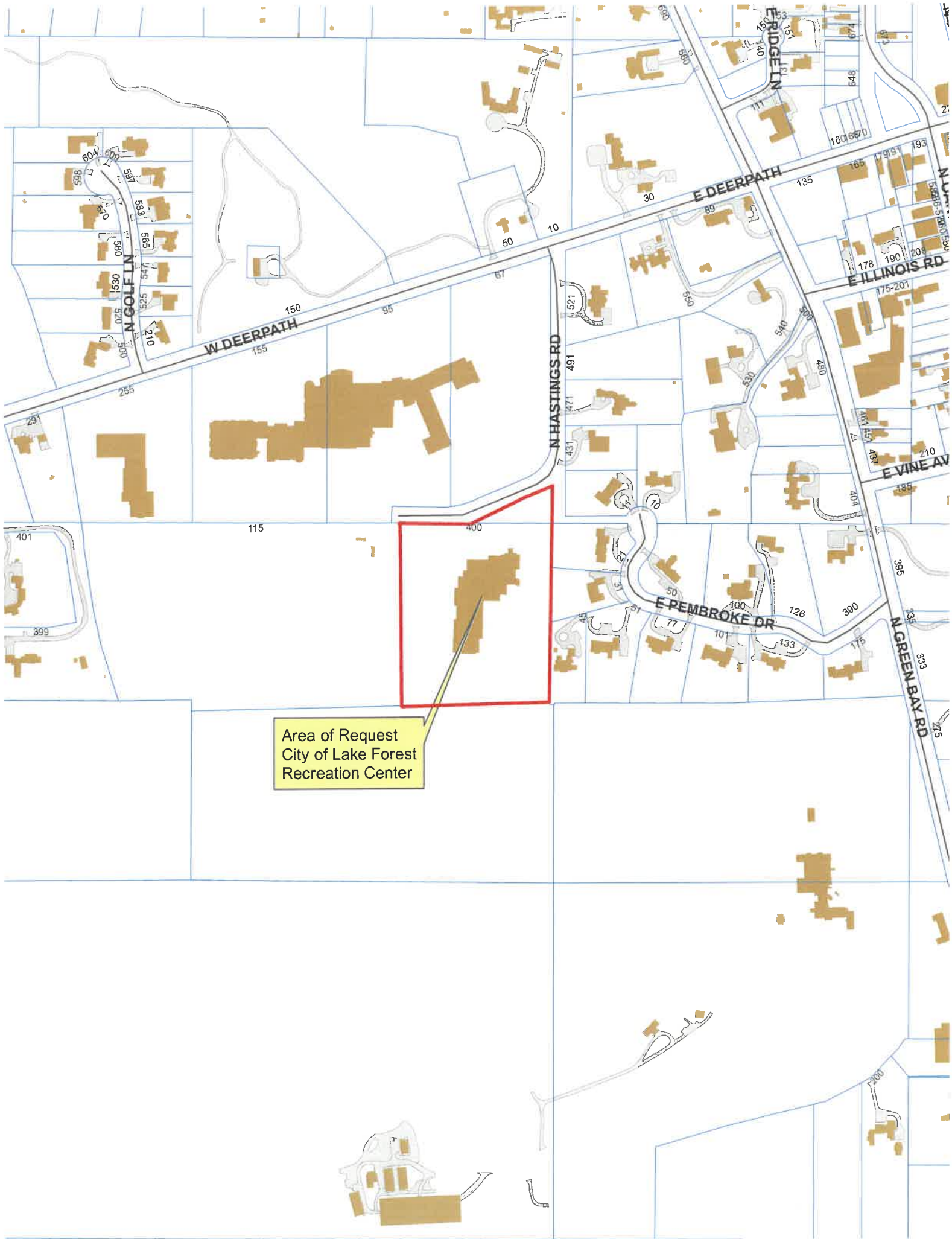
### **Public Notice**

Public notice of this public hearing was provided in accordance with Code requirements and standard practices. Public notice was published in a newspaper of local circulation. The City mailed notice to homes and property owners in the surrounding areas. The agenda for this meeting was posted at four public locations and on the City's website. No correspondence or contacts were received in response to the public notice.

### **Recommendation**

Recommend approval of a zone change for the property addressed as 400 Hastings Road, the City's Recreation Center, from R-4, Single Family Residential, to OA, Open Area.





Area of Request  
City of Lake Forest  
Recreation Center





DEERPETH

HASTINGS ROAD

Area of Request  
City of Lake Forest  
Recreation Center

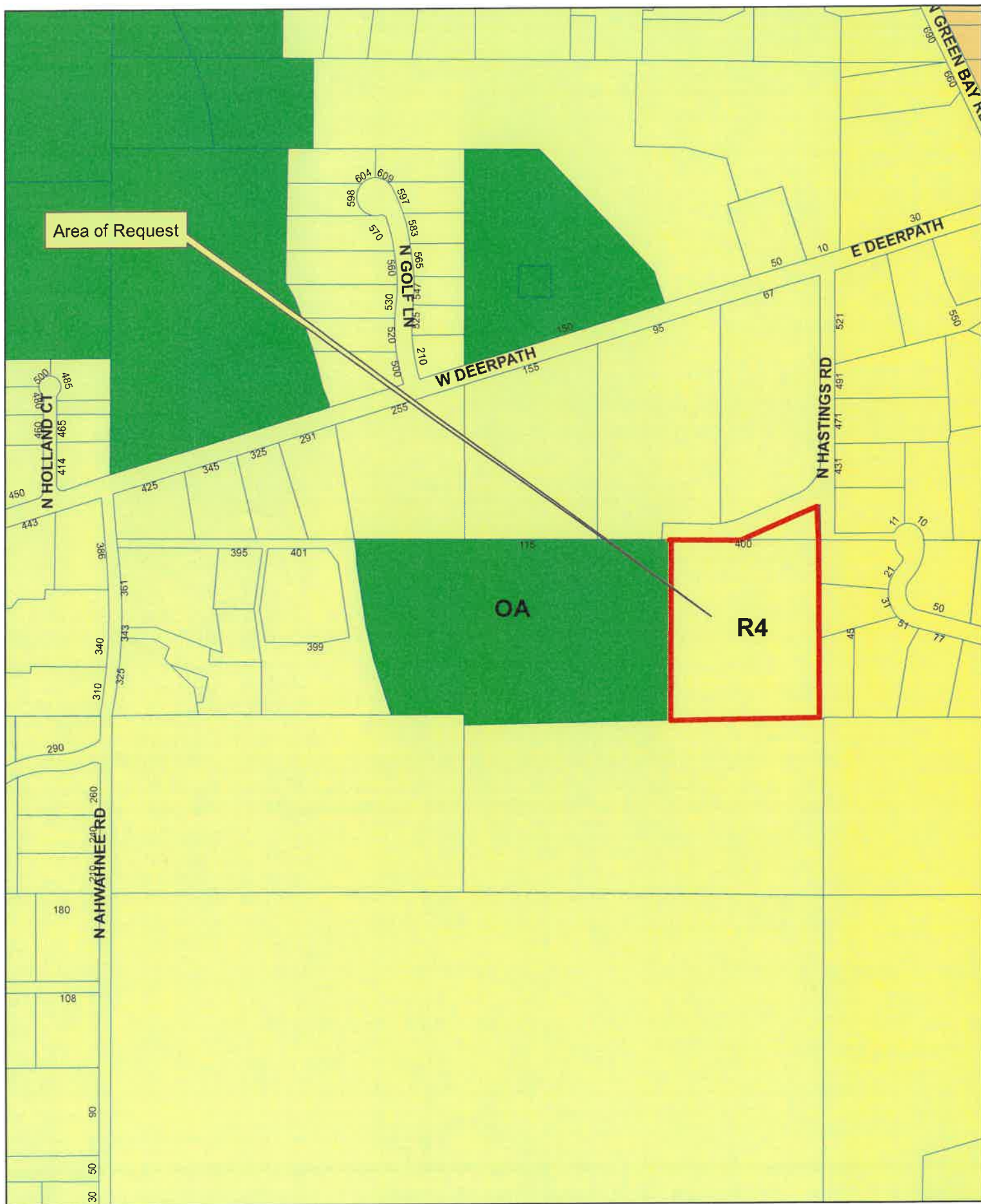




HASTINGS ROAD

Area of Request  
City of Lake Forest  
Recreation Center





## Zoning Districts



