

2. CENTRAL BUSINESS DISTRICT

The primary goals for the Central Business District are:

- i) to preserve and strengthen the CBD as the primary commercial area, a transportation center, a hospitality center and a residential area for the City.
- ii) to promote the vitality and convenience of the CBD by encouraging a wide range and healthy mix of quality specialty retail and service businesses.
- ii) to preserve the character of historic Market Square. Market Square serves as a City center that establishes a strong positive identity and a sense of place for the City. All new development in the CBD should be compatible with its historic character.

The Central Business District (CBD) is the area encompassed by Franklin Street on the north, Vine Avenue on the south, Oakwood Avenue on the west, and the Union Pacific Railway Station on the east. It also includes the small commercial area located generally around Thomas Place and fronting Western Avenue, and the area located east of McKinley Road, between Westminster on the north and Deerpath on the south, which has office zoning and is partly developed as such.

The CBD is surrounded by sound residential neighborhoods, and an expansion of the above stated CBD boundaries is not expected to be necessary or considered desirable in the foreseeable future. Please refer to Figure 7.2 which illustrates the landuse development pattern for CBD.

The Comprehensive Plan makes the following recommendations for the CBD:

- i) The City, Chamber of Commerce, merchants and property owners should continue their partnership efforts to maximize the district's assets and to overcome development constraints. This would include programs to attract and retain desired new businesses to achieve the above stated goals for the CBD.





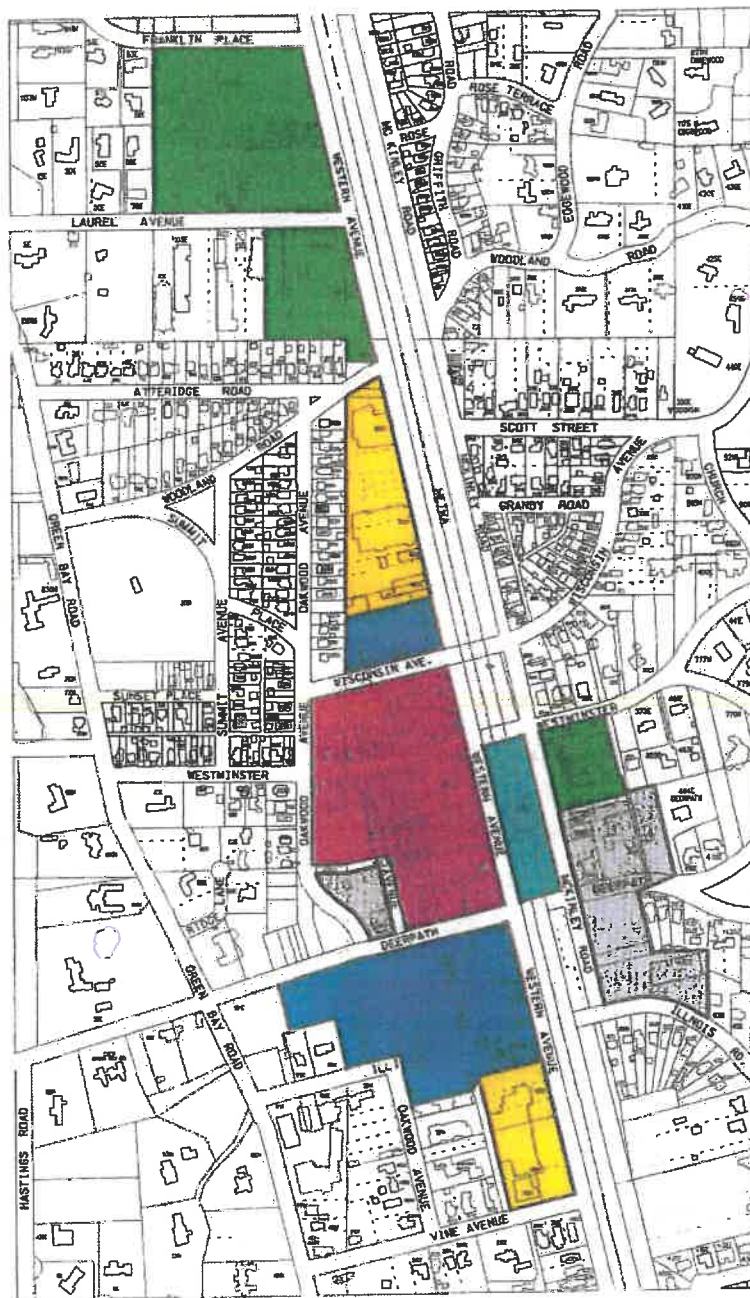
March 1998

- ii) In the event that the existing under developed and vacant parcels are considered for development, the redevelopment intent should be to strengthen the mixed use, pedestrian oriented, and historical character of the CBD. For instance, the redevelopment of the Blanchard, Knausz and the City-owned Municipal Services (if relocated) properties may include a mix for multi-family residential, and business uses. Other uses might be permitted subject to a further study of the area. (Refer to the Residential Component for additional information.)
- iii) Streetscape improvement programs should be initiated to make the area outside of Market Square more pedestrian friendly. A strong streetscape plan should be developed to link the commercial center around Thomas Place with the CBD. In addition, design improvements to the elevations of the commercial buildings near Thomas Place should be encouraged. Bank Lane should be improved with landscaping and pedestrian amenities, especially in the sections south of Deerpath to Vine Avenue, and north of Westminster to Wisconsin Avenue. This would improve the linkage between the north and south sections of the CBD and also encourage redevelopment of adjacent under utilized properties.
- iv) The Plan encourages the expansion of the primary retail area north of Deerpath to Wisconsin Avenue, and ultimately in a westerly direction to Oakwood Avenue, if there is a demand for additional retail. This expansion should address the need for creating alternative parking which could include converting the municipal parking lots into mixed use developments with parking structures. The Plan also encourages additional residential development in the CBD on the second floor above retail/office uses. The Zoning Ordinance and the Construction Code should be amended, if required, to help achieve these objectives.
- v) The U.S. Postal Service should be encouraged to relocate to an appropriate alternative site for its distribution and truck parking activities. However, a customer service facility should remain in the CBD.

- vi) The intersection at Deerpath and Western Avenue should be monitored and improved to insure enhanced traffic mobility and safety. (Refer to the Transportation Component.)
- vii) One or more architecturally compatible parking structure could be provided, if required, in the future. These parking structures may be incorporated into mixed use developments with retail office, residential, or civic uses.

¹ Teska Associates Inc., Making a Good Thing Better: A Strategic Plan for Enhancing the Business District of Lake Forest, Prepared for the Lake Forest Chamber of Commerce and the City of Lake Forest; December 1996

**FIGURE 7.2
CENTRAL BUSINESS DISTRICT
DEVELOPMENT CONCEPT**



December, 1997

Scale: 1" = 750 "

- MULTI-FAMILY RESIDENTIAL/COMMERCIAL MIX (commercial is restricted to Western Avenue frontage)
- CONVENIENCE BUSINESS
- PRIMARY RETAIL AND PEDESTRIAN AREA
- METRA STATION
- COMMUNITY USES
- SUPPORTING MIXED USES

Community Input Summary

Lake Forest CBD Plan Update
Chapter of the Comprehensive Plan

Visioning Report Published January 2023

· LookingForwardLakeForest.org ·



COMMUNITY OUTREACH

- Stakeholder Interviews & Focus Groups
- Working Group Meetings & Walking Tour
- Project Website, Comment Map and Poll
- Community Workshops (In-person & Online)
- Postcards · Sent to every Lake Forest Household
- Fall / Winter Dialogue Publication
- City Website
- Weekly Newsletters
- Word of Mouth



OUTREACH

The infographic features a dark, textured background with a faint image of people at a community workshop. The text is arranged in a grid-like fashion, with large numbers in various colors (green, blue, orange, purple, red) and their corresponding descriptions in white. The overall design is clean and modern, with a focus on the outreach statistics.

564

Community Poll Responses

1.5K

Unique Project Website Visitors

166

Mapped Comments

2.5K

Views of Interactive Comment Map

130+

Community Workshop Participants

POLL SUMMARY

STATEMENT	AGREE	DISAGREE	NEUTRAL
Q1: The overall character, types of uses and activities in the CBD are a defining element of our community.	92%	7%	2%
Q2: There is a need to refresh, re-envision and redevelop some specific sites and streetscapes within the City's CBD.	58%	24%	18%
Q3: The CBD geographically, should be maintained in its current size and form.	76%	17%	6%
Q4: A mix of residential housing types, at various price points, is needed in and around the CBD to support businesses and add to the vitality of the core area.	41%	38%	21%

POLL SUMMARY

Q5: How often do you visit the CBD?

A few times per WEEK

Everyday

A few
times per
MONTH

Q6: What brings you to the CBD?

1. **Coffee Shops, Bakeries, Grocery Stores, Candy, Ice Cream Stores**
2. **Shopping**
3. **Restaurants**
4. **Services**
5. **Special Events**
6. **Meeting Friends and neighbors**
7. **Pedestrian Amenities**
8. **My Home - I live in or near the CBD**
9. **Other**

POLL SUMMARY

Q7: What enhancements would bring you to the CBD more often or make your experience more enjoyable?

Top responses:

- 1 Additional Dining Options 28%
- 2 More Shopping Opportunities 19%
- 3 More Coffee Shops, Bakeries, Grocery, etc. 12%
- 4 Entertainment Venues 8%

*** Other Comments:**

Safer bike access / clear routes, improved walkability and crossings, brewpub, more outdoor seating, casual mid-price dining, hardware store, general everyday goods, store hours of operation

* Reiterated Multiple Times

Q8: Most in need of improvement in the CBD? Top responses:

- 1 Sidewalks
- 2 Crosswalks
- 3 Streets
- 4 Parking

*** Other Comments:**

Bike and scooter enforcement / safety / infrastructure, fill vacancies, mid-price shopping and dining offerings, enhanced sense of arrival, stormwater, maintenance, events

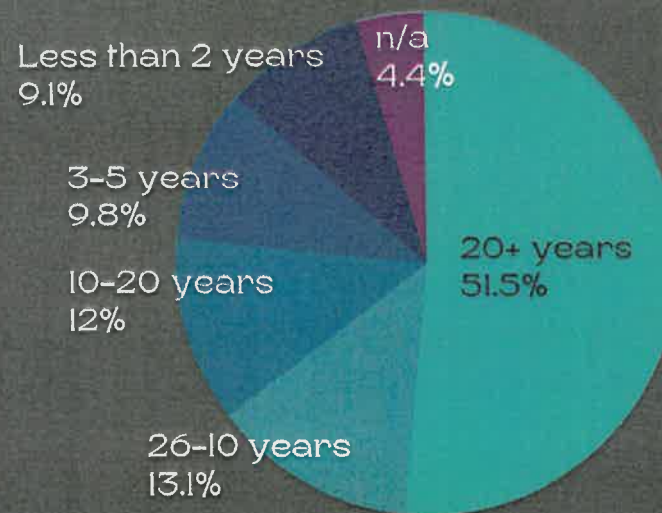
* Reiterated Multiple Times

POLL SUMMARY

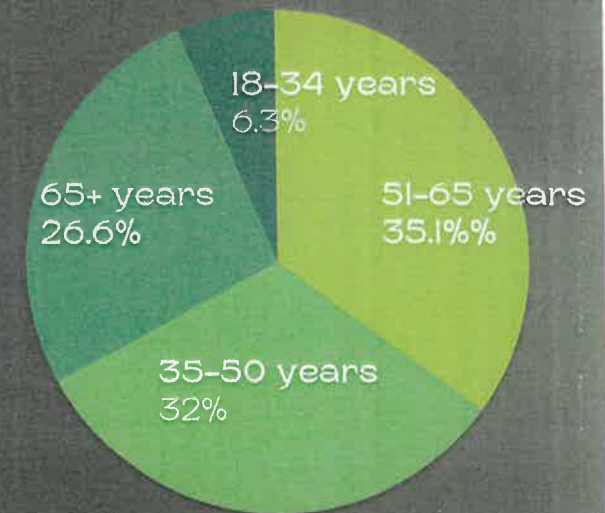
Q10: How are you connected to Lake Forest?



Q11: How long have you lived in the City?



Q12: What age group do you belong to?





Overall CBD Themes & Priorities

What we've learned based on
what we've heard to date

Overarching Themes

Distinctive & Cohesive

Lake Forest's CBD is a special place. The district should feel distinctive, cohesive and inviting, and reflect its history without feeling stuck in the past.

Continued Vitality

The CBD is a defining element of our community. Ensuring it remains a vibrant destination with a range of offerings, price-points, places to eat, shop, live and connect are ongoing priorities.

Safe, Accessible, Connected

We want people from Lake Forest and elsewhere to visit the CBD. It must be easy, safe, and intuitive to get to and around (by foot, bike, car, etc.) and offer a special sense of arrival.

Natural & Elegant

Lake Forest's CBD is filled with lush greenery, elegant courtyards, and whimsical nooks and passageways to be discovered. The community cherishes these trademark spaces.

MAPPED THEMES

Love

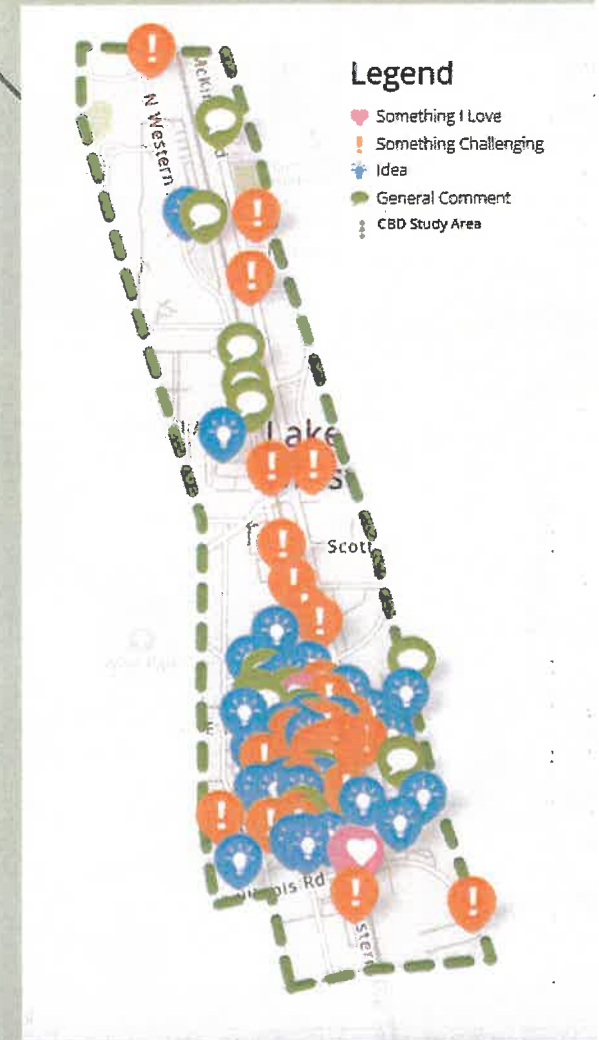
- Historic feel and character overall
- Landmarks / Market Square
- Destination businesses
- Plazas, public gathering places
- McClory Bike Path

Challenges

- Safety, access, movement through the CBD
- Bike and pedestrian travel
- Dated, older buildings with limited historic character
- Vacant/underutilized properties (banks, offices)
- Stormwater management
- Ongoing maintenance of infrastructure

Opportunities

- Improve sightlines, walkability and sense of arrival
- More landscaping, enhanced green spaces, trees
- More seasonal events / draws / extend hours of operation
- Broader mix of restaurants, stores and offerings (types and price-points)
- Housing above first floor (mix of apartments, condos, affordability)
- Townhomes as transition between CBD and single-family
- Signage that connects parking areas to retail/restaurants
- Vacant/underutilized land and parking lots (potential for development)
- Bark Lane (underutilized, opportunity for pedestrian street)
- Northern CBD (aesthetic enhancements, more activity)



CHARACTER THEMES

Architecture & Style

- Use Market Square / Deer Path Inn as template/inspiration for new design
- Keep consistent styles, not wide variety of architectural variation
- New and old buildings can align if using similar material palette/arch accents
- Setbacks with greenspace and breaks in massing are important (no boxy buildings)
- Gabled Rooflines
- Ground floor transparency
- Design sustainably, more greenspace
- Celebrate and embrace architectural integrity as part of LF's identity; preserving historic charm and character is very important



Character & Materials

- Compatibility and consistency with surroundings and existing character
- Use natural, high quality, classic materials (brick, mortar, stone, stucco, iron, limestone, decorative woodwork)
- Ensure maintenance of brickwork uses correct mortar
- Do not use anything fake, composite, engineered
- No abundance of steel, glass, standing metal roof
- Maintain the charm – timeless, traditional

CHARACTER THEMES

Building Orientation & Setback

- Setbacks to accommodate green space, outdoor dining, courtyards
- Landscaping and trees are important
- Love intimate courtyards
- Add more “outdoor rooms”
- Activate existing courtyards
- Ensure wayfinding is appropriate in size and style

Building Height & Scale

- Heights should be consistent with surroundings
- 2-3 stories preferred
- Don't overbuild or shadow/dwarf properties
- Celebrate landmarks
- Use nearby landmarks as measure of scale
- Be mindful of heights on narrow streets / Bank Lane (canyon effect)



CHARACTER THEMES

Experience & Placemaking

- More / refreshed events to enhance vibrancy; ensure access to businesses is maintained
- Strategically plan events and activities to activate stores / attract foot traffic during evening hours, wintertime, different seasons, etc.
- Pedestrian street – close off traffic for events
- More greenspace and landscaping
- Add gathering spaces, outdoor seating, more restaurants and variety
- Strengthen walkability, connectivity, accessibility for all users / wheelchairs
- Windowscaping / ground floor transparency
- Celebrate history and identity of LF (beyond building plaques)



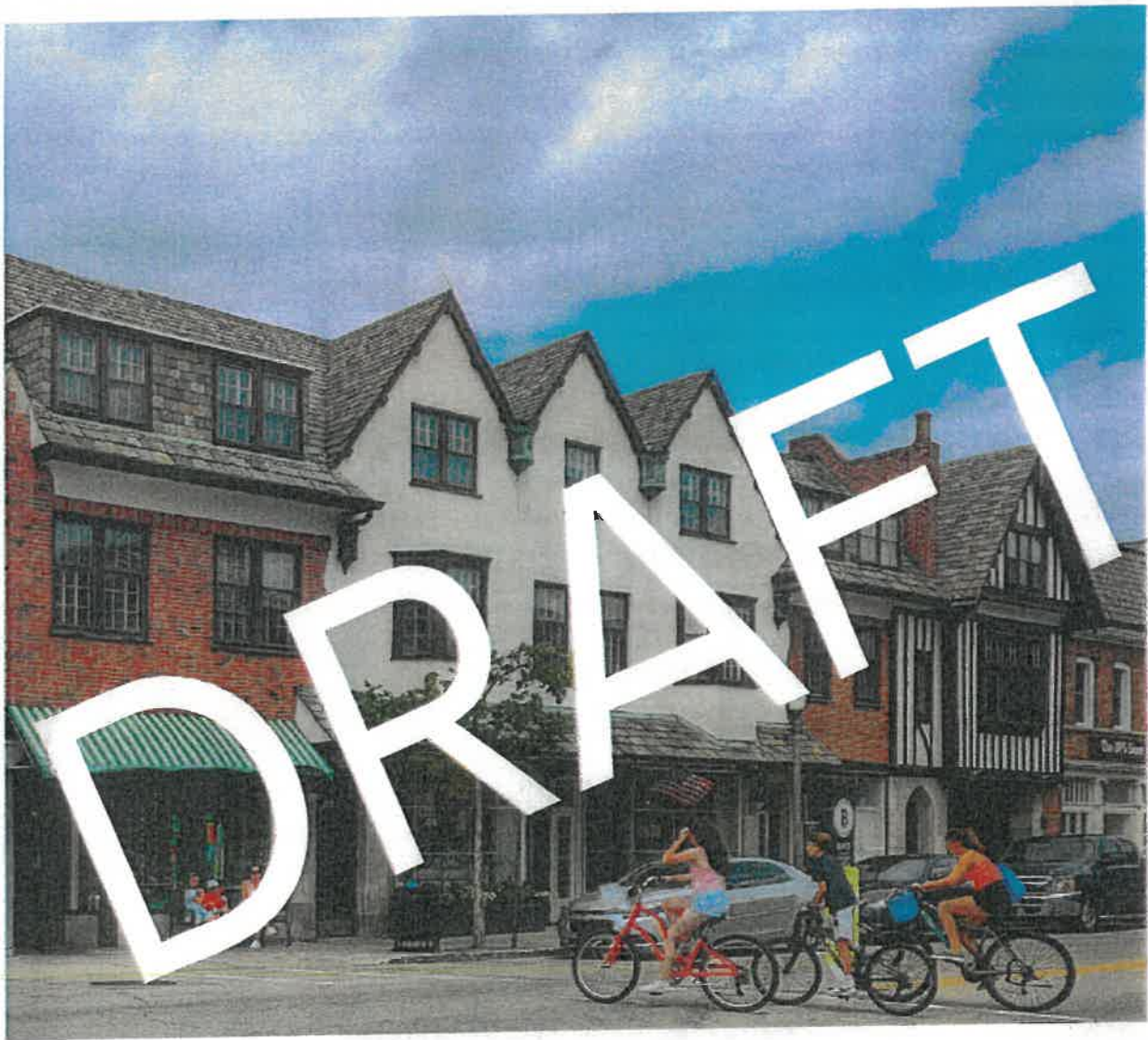
Lighting

- Traditional, historic look and fixtures
- Focus light on corridors, sidewalks, corners, and parking areas (not too bright)
- Minimize light pollution
- Light interior of shops for window shopping
- Explore subtle, charming lighting that enhances character



Thank you!

LookingForwardLakeForest.com



DRAFT FOR PLAN COMMISSION & PUBLIC REVIEW • APRIL 2023

THE CENTRAL BUSINESS DISTRICT

• Looking Forward •

CHAPTER OF THE COMPREHENSIVE PLAN

The background of the page is a photograph of a park. On the left, there is a tall flagpole with an American flag. In the center and right, there are large trees with green and yellowing leaves, suggesting autumn. A paved path or road is visible in the lower part of the image. A large, faint, light-colored arrow graphic points from the bottom left towards the top right, passing behind the text box.

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THE CENTRAL BUSINESS DISTRICT

• Looking Forward •

The City of Lake Forest's Central Business District (CBD) is one of the community's many treasures.

INTRODUCTION

The CBD serves the community by providing retail, restaurants, service businesses, office space, on street and public parking, and outdoor gathering spaces for day to day activity as well as community events. Historically, the CBD has also included residential units above first floor retail and service businesses. Overtime, most of the original residential units in the CBD have been adapted to office space creating less of a 24/7 environment.

This Chapter of the Comprehensive Plan is being updated at a unique time, as the community and nation are coming out of the Covid pandemic. During the pandemic, Lake Forest experienced a peak in home sales with many families and individuals accelerating moves from the City of Chicago to the suburbs.

Lake Forest's tree lined streets, welcoming neighborhoods, preserved open spaces, excellent and varied school options, safe environment and distinctive and welcoming Central Business District are just a few of the reasons people chose to make Lake Forest their home during this unprecedented time.

Established restaurants followed their customers to Lake Forest attracting other new businesses and bringing in residents from surrounding communities. This update occurs at an opportune time to pause, appreciate what the community has in the CBD, assess its strengths and weaknesses, and Look Forward. Strategies for preserving, protecting, enhancing and supporting the CBD in the future are detailed in this chapter.

CENTRAL BUSINESS DISTRICT LOCATION MAP

Lake Forest's City boundaries are identified in blue on the map below. The Central Business District (CBD) extends in a linear fashion, primarily along the west side of Western Avenue and along the railroad tracks where you see the red pin marker. This chapter does not recommend any change in the current geographic limits of the Central Business District.



CENTRAL BUSINESS DISTRICT **VISION**

Looking Forward, the vision is not to change the Central Business District into something different, something more akin to business districts in other communities, but instead, to enhance and preserve the historic character and architecturally significant buildings and spaces, and to maintain an environment in which businesses thrive and a place residents and visitors are drawn to again and again, for day to day needs, a special night out, to find that one of a kind gift, and to celebrate the community.

In other words, the vision is to build upon strengths, address weaknesses and create long term community benefit from opportunities.

The configuration and size of the overall CBD is well suited to meet the needs of the community. Neither expansion, nor a reduction in the CBD is recommended in this chapter. The neighborhoods surrounding and adjacent to the District should be preserved and their unique character protected. Located within easy walking distance to the shops, eateries, gathering spaces, and services offered by the CBD, these neighborhoods are an important part of the community fabric.

The proximity of residential neighborhoods to the CBD provides mutual benefits to both residents and businesses; residents enjoy quick access to local businesses and businesses benefit from a nearby customer base. It is also recognized that the residential neighborhoods located near the CBD experience impacts by virtue of that proximity.

This chapter acknowledges these impacts, the importance of synergy and balance between adjacent uses, and offers recommendations on how to create appropriate transitions between the business district and surrounding residential areas.

CENTRAL BUSINESS DISTRICT

GOALS & ASPIRATIONS



PHOTO PLACEHOLDER

An Active, Vibrant Central Business District

The CBD is safe, accessible, convenient, and inviting in a way that draws users to businesses and public events throughout the day and evening, and throughout the year. The CBD is neighbor-friendly, reliably serving the needs of Lake Forest residents while attracting visitors from a larger market area. The vibrant nature of the CBD results in ongoing investment by property and business owners. There are people on the street, “The indicator species of a healthy business district is the pedestrian.”



PHOTO PLACEHOLDER

Strong, Attractive, Unique Sense of Place

The CBD exemplifies Lake Forest, the quality, the character, the history, the vitality, the distinctiveness, the community. Every building, every street, every public space contributes to the special experience and fond memory of being in Lake Forest.



PHOTO PLACEHOLDER

Build on Strengths & Address Weaknesses

The ever-evolving CBD maintains and builds upon the features that make it resilient, timeless, and distinctive; a diversity of building styles, quality building materials and landscapes, well maintained infrastructure, spaces that evoke a sense of place, pedestrian amenities, ease of access, a strong mix of commercial uses, and community events that align with and support businesses. The historic and more contemporary buildings and spaces share common themes and create a unified whole that is welcoming, invites exploration, and contributes to the unique character of the district.

CENTRAL BUSINESS DISTRICT GOALS



PHOTO PLACEHOLDER



PHOTO PLACEHOLDER



PHOTO PLACEHOLDER

Sustainable Mix of Businesses & Residences

The CBD has something for everyone and is active day, evening, winter and summer. A balance of uses in a pleasing environment is maintained with a focus on attracting not only Lake Forest residents, but also residents of surrounding communities and beyond. The mix of uses is not static, and reflects changes in the markets, technologies, and consumer behaviors. The character, available parking, development/design guidelines, and active customer base all serve to attract continued investment, encourage adaptive reuse of important buildings, and incent redevelopment of appropriate sites in a manner that aligns with and enhances the character of the CBD.

Public & Private Collaboration

The City of Lake Forest maintains, upgrades, and enhances properties, infrastructure, and public places under its control, while property owners and businesses maintain and enhance private property with a shared interest in maintaining and enhancing property values, creating a profitable business climate, and providing high-quality living and working opportunities. Consideration is given on an ongoing basis to opportunities for public/ private partnerships building on the community's long and successful tradition.

CENTRAL BUSINESS DISTRICT SUBAREAS

CBD Subarea #1

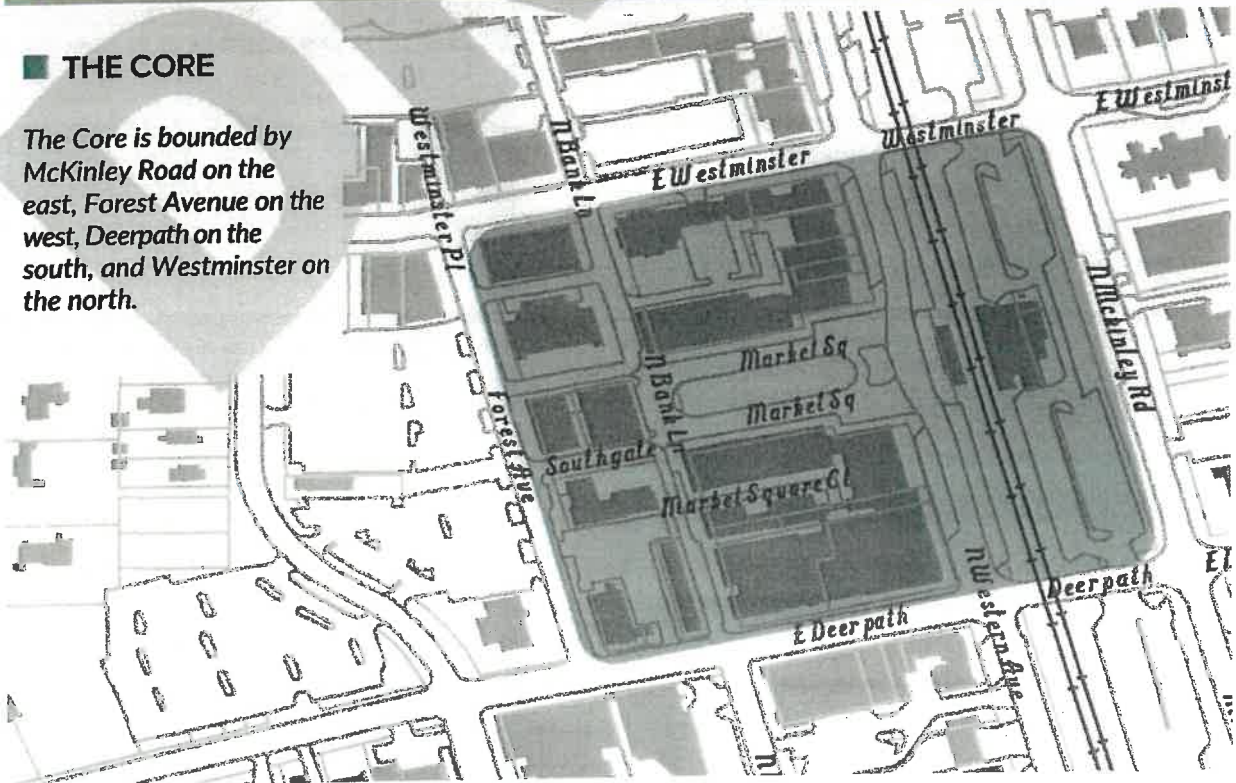
The Core: A Unique Experience

Lake Forest's iconic Market Square, the historically significant buildings, the Greensward, courtyards, and the predominance of ground floor retail businesses make up the heart of Lake Forest's Central Business District. Market Square is known as the first planned shopping center in the United States. The buildings that comprise Market Square are historically and architecturally significant, designed by Howard Van Doren Shaw. Market Square was created as a result of a community vision, community initiative, and community investment.



THE CORE

The Core is bounded by McKinley Road on the east, Forest Avenue on the west, Deerpath on the south, and Westminster on the north.



CENTRAL BUSINESS DISTRICT SUBAREAS

The Lake Forest Improvement Trustees, comprised of prominent local residents, acquired 400 feet of frontage along Western Avenue in 1913 and charged Howard Van Doren Shaw with developing a plan to transform Lake Forest's core. The result of the visionary plan and the public/private partnership, was a business district that serves as a model, even today, for communities across the Country. Most other buildings in the Core are also important and contribute to the distinctive character of the Central Business District.

The "Core" subarea has historically been dominated by first floor retail and storefront windows that invite shoppers in and activate the streetscape. Today, more service businesses are interspersed among the retail stores: banks, real estate offices, shipping services, and personal care salons of various types. The second-floor spaces in the subarea support small to medium size office uses. Several distinctive outdoor spaces for passive and active enjoyment are located in the Core. The Greensward in Market Square, the north and south Market Square Courtyards, the dining patio on Southgate, and the Lake Forest Bank and Trust Garden offer outdoor areas to eat, gather, sit, stroll, and enjoy community events.

Preservation, restoration, and maintenance are of the utmost importance in the Core. Opportunities for adaptive reuse of buildings exist, including and namely the U.S. Post Office building and site if it becomes available in the future.

(Opportunity Areas are addressed later in this chapter.)

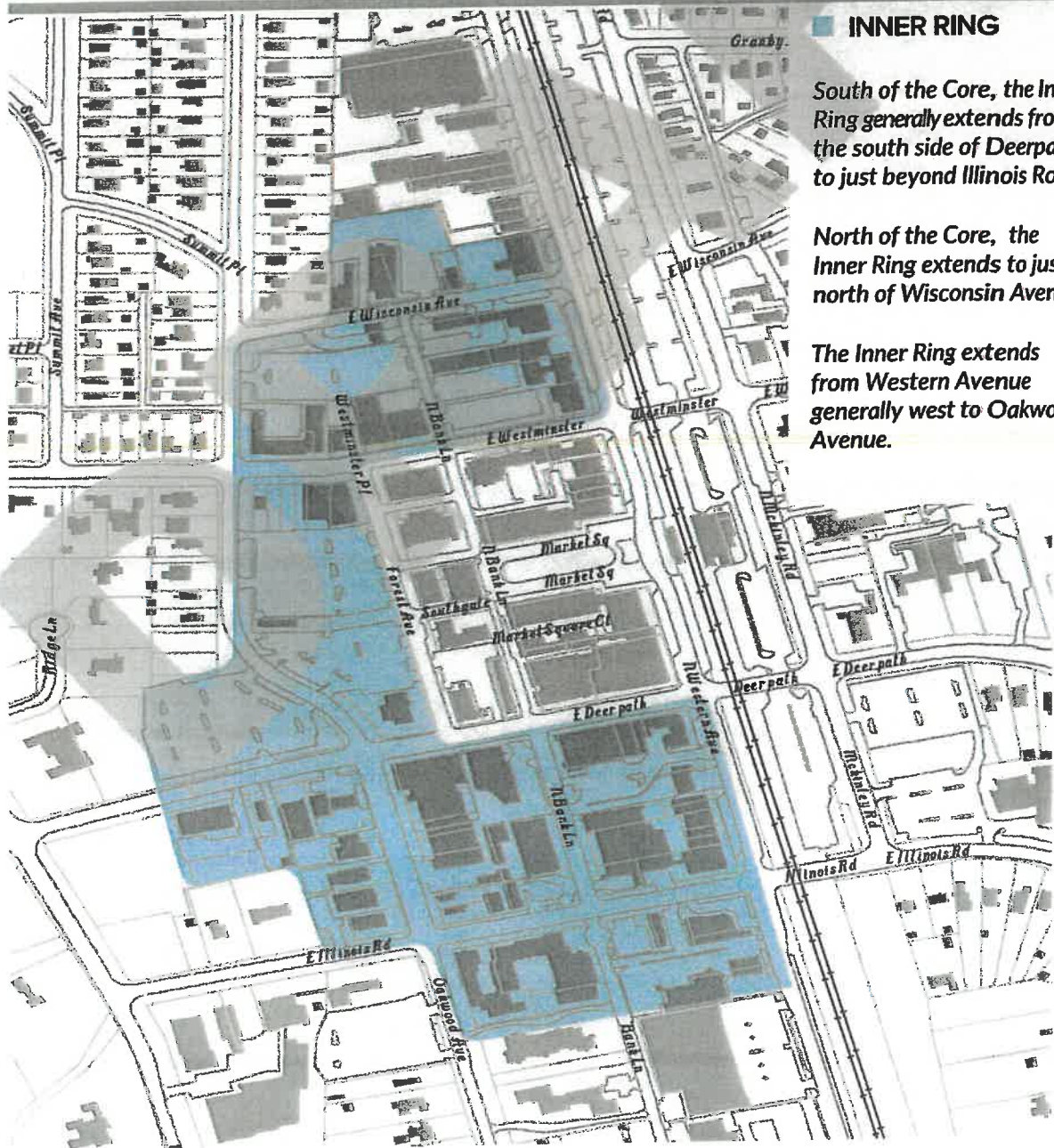


CENTRAL BUSINESS DISTRICT SUBAREAS

CBD Subarea #2

Inner Ring: Meeting Daily Needs

The Inner Ring is comprised of those properties and buildings located just beyond and adjacent to the Core, a mix of commercial uses in buildings of various sizes, ages, and architectural integrity “ring” the Core adding to the vitality and density of the CBD.



INNER RING

South of the Core, the Inner Ring generally extends from the south side of Deerpath to just beyond Illinois Road

North of the Core, the Inner Ring extends to just north of Wisconsin Avenue.

The Inner Ring extends from Western Avenue generally west to Oakwood Avenue.

CENTRAL BUSINESS DISTRICT SUBAREAS

The Inner Ring Subarea supports a mix of businesses including retail, restaurants, service businesses, medical and dental offices and other professional offices. This area also includes large expanses of City owned surface parking lots which provide customer and employee parking to support businesses and community activities.



The Inner Ring subarea offers the greatest opportunity for development and redevelopment in the CBD including the adaptive reuse of existing important buildings and the potential for redevelopment of sites that are underutilized and do not contribute significantly to the character of the CBD, as well the opportunity to re-think how the City owned surface lots can best serve and support the CBD in a manner consistent with the desired overall character. Parking is critical to support a vibrant CBD and can be provided in a more attractive manner than occurs today, in combination with providing opportunities for other desired uses.



CENTRAL BUSINESS DISTRICT SUBAREAS

CBD Subarea #3

Neighborhood Business: Smaller Scale/Personal & Professional Services

Beyond the Core and Inner Ring, the Central Business District extends in a linear fashion, primarily along Western Avenue. These Neighborhood Business nodes, include a mix of commercial uses, service businesses, and professional offices that are smaller in scale and lower in density than those found in the Core and Inner Ring subareas.

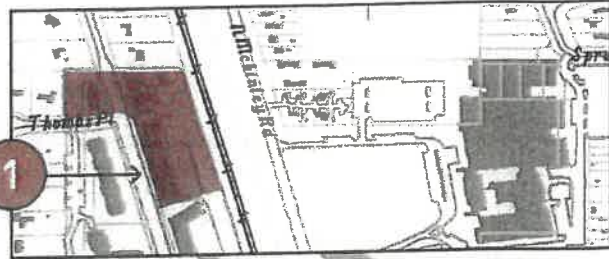
NEIGHBORHOOD BUSINESS

SUBAREA 1: Western Avenue between Franklin Place and Thomas Place

SUBAREA 2: Corner of Western Avenue and Laurel Avenue

SUBAREA 3: Western Avenue north of Wisconsin Avenue to Woodland Road

SUBAREA 4: Western Avenue south of Illinois Road to Vine Avenue, and west to Bank Lane

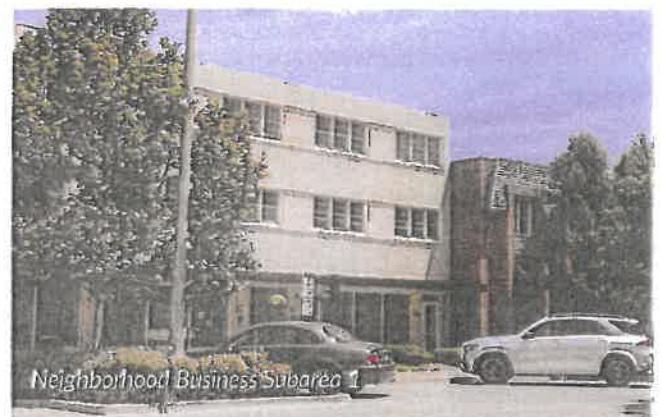
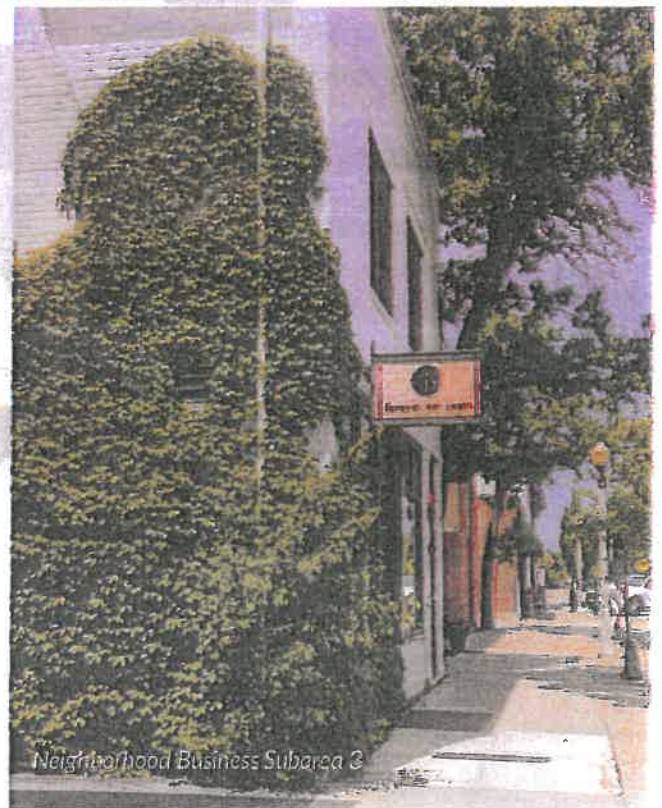


CENTRAL BUSINESS DISTRICT SUBAREAS

The Neighborhood Business subarea, more so than the Inner Ring, offers businesses that meet every day needs including: grocery and drug stores, dry cleaners, restaurants, salons, and professional services. This subarea is adjacent to a variety of residential housing types, single family homes as well as multi-family buildings. Development in the Neighborhood Business area is less intense with many of the buildings being single use.

At the far north and south ends of the subarea, buildings support a mix of uses with office and residential located above ground-floor commercial. A limited number of businesses have on-site parking lots, with the majority relying on street parking. Public parking lots located on the east side of the railroad tracks are available to support off-site parking for employees and valet services. Access to the remote parking lots is available by way of underpasses at Woodland and Illinois Roads and at-grade crossings at Westminster and Deerpath.

Photos: The Neighborhood Business Subarea includes a range of businesses and service types to meet every day needs. Some buildings single-story / single-use structures, whereas others include upper story residential units.





CENTRAL BUSINESS DISTRICT **RECOMMENDED ACTIONS**

Achieving Our Vision & Goals

The Comprehensive Plan is not a regulatory document. Instead, it articulates a vision, establishes fundamental goals and recommends actions to proactively look forward and shape the future, while being informed by the past.

- *This plan is intended to be used by Boards, Commissions, and the City Council as a tool and guide in making decisions about development, capital improvements, and policies.*
- *This plan is intended to set realistic expectations for property owners, investors, developers, and residents and to avoid surprises.*
- *This plan is **not** intended to stifle creative ideas, new concepts, or the ability to adapt in the future.*
- *The tradition of careful planning has served Lake Forest well, and that tradition should continue.*

1. Build on Strengths

Protect & Preserve

This first set of recommendations is focused on recognizing and re-enforcing past successes, the ideas, initiatives and actions that have served the CBD and community well. These recommendations are reinforced in the sections that follow.

1.1: Support a Mix of Local & National Businesses

Support, encourage and welcome a mix of retail, restaurant and entertainment uses, both locally based businesses and national brands, in the Core.

1.2: Focus Specialty Retail in the Core

Recognize changes in the retail market make it unrealistic to expect that retail alone will sustain the CBD. To the extent possible, focus specialty retail in the Core to draw shoppers and create synergy that is mutually beneficial to businesses.

PHOTO PLACEHOLDER

1.3: Promote Year-Round Activity

Support and encourage businesses that promote daytime, evening, and year-round foot-traffic.

1.4: Prioritize Infrastructure Investments

Continually plan for and prioritize public investments in infrastructure including, but not limited to, accessible parking, stormwater management, landscaping, broadband and smart infrastructure, wayfinding signage, electric vehicle charging stations, lighting, and ongoing maintenance and upgrades of City rights-of-way.

PHOTO PLACEHOLDER

1.5: Support Businesses

Review and update the Zoning Code on an ongoing basis to facilitate attraction and retention of desired uses, restaurants, entertainment, retail and service businesses. Consider ways the City can assist in overcoming obstacles by thinking creatively about support services such as shared loading zones, nearby and remote parking facilities, use of rights-of-way for outdoor dining, and recycling/trash areas.

PHOTO PLACEHOLDER

CENTRAL BUSINESS DISTRICT RECOMMENDED ACTIONS

1.6: Address Public Parking & Wayfinding

Re-think public parking locations and management with the goal of making parking more convenient, comfortable, safe, easy to find and intuitive to navigate by car and foot. Minimize enforcement costs and user confusion via available technology.

1.7: Encourage Adaptive Reuse

Encourage business/property owners to restore and maintain historically significant buildings and adaptively reuse/upgrade buildings to accommodate a variety of uses.

1.8: Enhance Pedestrian Experience

Enhance the pedestrian experience via wider walkways, walkable alleys, enhanced landscaping, varied/safe hardscapes, improved sightlines at crosswalks, benches, lighting, spaces to gather, and public art recognizing that buildings have historically served as distinctive public art in the Core.

1.9: Support Inner Ring Residential

Support and encourage residential uses of various types and at various price points especially in the Inner Ring to support the Core, and beyond, and to increase pedestrian activity and vitality throughout the day and evening hours, seven days a week, all year round.

1.10 : Guide Character & Development

Preserve and enhance the unique character of the CBD by articulating important character defining elements and establishing development parameters which speak to:

- Building Architecture & Site Design
- Streetscape, Corridors & Outdoor Spaces
- Parking, Circulation & Wayfinding
- Specific Sites & Opportunity Areas

1.11 : Enhance Predictability

Make Design Parameters, information on the established and desired character, and the review/approval process widely available to residents, property owners, developers, architects to avoid surprises. Provide a predictable review process for projects that are consistent with the guidance offered through this plan and other plans, studies, or design tools.

PHOTO PLACEHOLDER



2. Maintain Community Character *Distinctive and High Quality*

As introduced in 'Section 1: Build on Strengths' and reinforced throughout this chapter, identifying character defining elements and establishing Development Parameters to provide guidance to all stakeholders is important. The following recommendations are intended to provide a starting point for more in-depth study and discussion.

2.1 Undertake Collaborative Process

The process to develop Development Parameters and to articulate defining character elements should involve a variety of stakeholders, invite many perspectives, and utilize creative means, including, but not limited to design charrettes, to provide guidance *prior* to the development of proposals for specific sites. The goal is to set realistic expectations, balance various interests, and preserve and enhance the unique character and long term vitality of the CBD.

Development Parameters should, at a minimum, address the following:

2.1A: Activate & Enhance Streetscape

Design buildings and outdoor spaces that attract uses that activate and enhance the streetscape and sidewalk.

2.1B: Design Elements

Use setbacks, human-scale design elements, architectural styles and details that relate to significant surrounding buildings and the established streetscape character.

2.1C: Comfortable Spaces

Incorporate natural exterior materials, nooks and crannies for gathering and pausing, high quality landscaping and lighting at appropriate levels to balance safety with low levels of illumination found in the community.

2.1D: Distinguished Buildings

Recognize that buildings themselves, i.e. their architectural styles, materials, massing, height, orientation, etc., have served the community well as distinguishing artful elements and design and carry on that tradition.

2.1E: Adopt Character Guidelines & Development Parameters

Once developed, adopt Character Guidelines & Development Parameters through a public process to proactively set realistic expectations and assist property owners, developers, architects, contractors, and designers in the renovation or construction of buildings in a manner compatible with the architectural heritage and character of Lake Forest's CBD.

3. Enhance Bank Lane - Near Term Priority

A Unique Pedestrian Corridor

Bank Lane is a narrow, limited-length street that offers unique experiences, interest and opportunity for connectivity between key elements of the CBD. The recommendations that follow offer a path toward strengthening Bank Lane as a Pedestrian Corridor. Further study should be conducted as concepts are explored to assess the impacts of proposed changes including, but not limited to impacts, positive or negative, on adjacent businesses and properties, traffic circulation, and pedestrian comfort and safety.

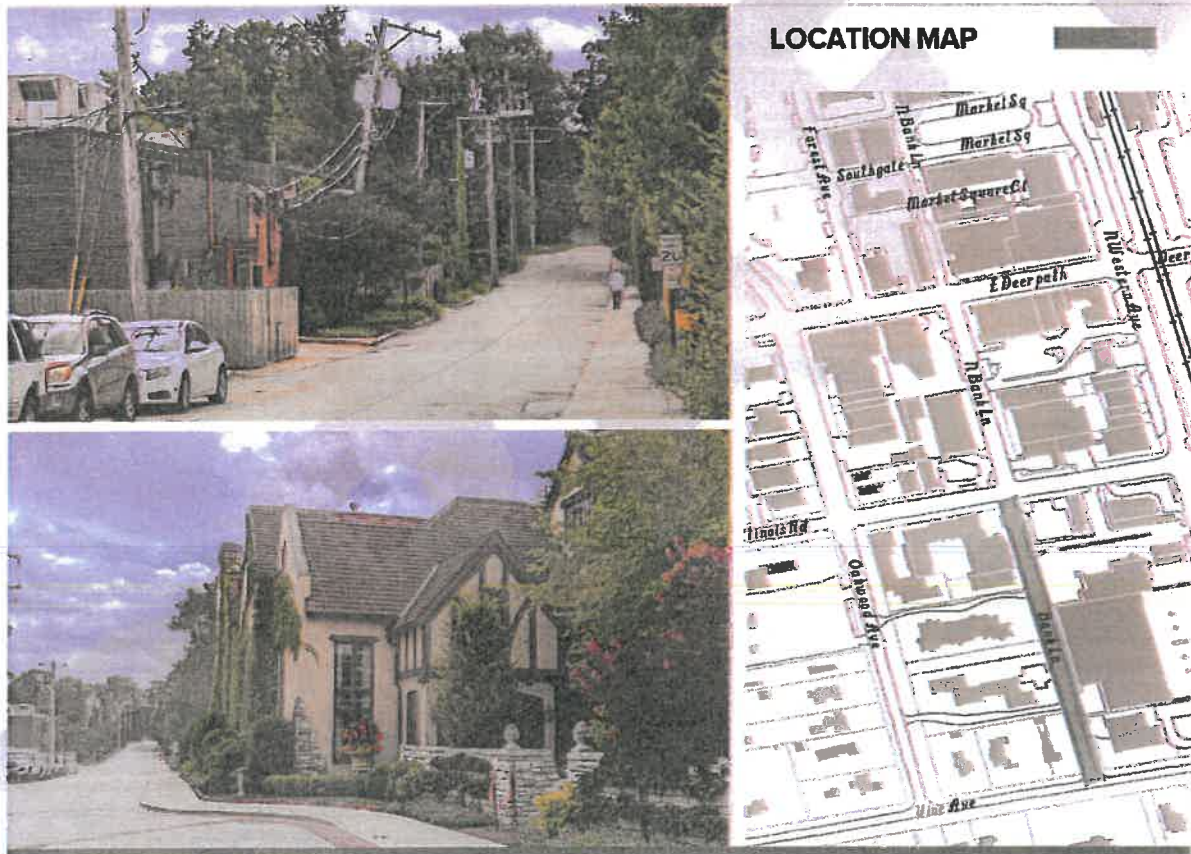


CENTRAL BUSINESS DISTRICT RECOMMENDED ACTIONS

■ 3.1 Bank Lane Far South • Vine Avenue to Illinois Road

As Bank Lane extends from Vine Avenue to Illinois Road, the west side of this block is developed with multi-family residential buildings and the east side is developed with the service side (rear) of commercial buildings that front on Western Avenue.

Existing Photos: Looking South on Bank Lane to Vine Avenue



3.1-A: Consider benefits and challenges to making this block of Bank Lane one-way.

3.1-B: Consider ways to beautify the service corridor.

3.1-C: Require uses to maintain enclosed trash areas, fences, landscaping and buildings at a consistent level recognizing the adjacent residential development.

3.1-D: Ensure commercial lighting is sensitive to adjacent residential, properly shielded, directed downward, and the minimum needed for safety and security.

3.1-E: Recognize this block serves important functions for businesses and the Deer Path Inn.

3.1-F: Encourage property owners and utility companies, as opportunities present, to underground utilities.

3.1-G: Require new development on east side to provide appropriate transitions from commercial uses fronting on Western Avenue to multi-family residential uses on west side.

CENTRAL BUSINESS DISTRICT
RECOMMENDED ACTIONS

■ **3.2 Bank Lane South • Illinois Road to Deerpath**

Bank Lane provides an important link between Illinois Road and Deerpath and offers opportunities to provide a unique, inviting and memorable pedestrian connection between the Deer Path Inn and Market Square and the larger CBD creating synergy between hospitality, restaurant, retail, and residential uses.

Existing Photo: Looking South to Illinois Road



3.2-A: Encourage and support redevelopment of vacant, dated, and underutilized properties with a mix of uses including multi-family residential.

3.2-B: Require pedestrian amenities as various properties on Bank Lane between Illinois Road and Deerpath redevelop including, but not limited to wide sidewalks, gathering spaces, benches, outdoor dining areas, green streetscapes, human scaled first floor building facades, well placed and marked cross walks, and lighting.

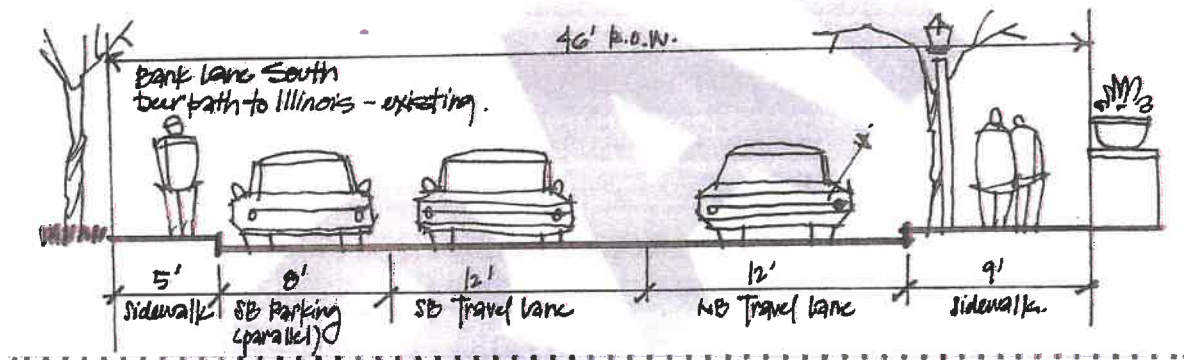
3.2-C: Consider making Bank Lane one way south from Deerpath to minimize congestion on Deerpath by avoiding left turn movements and to allow the travel lane on Bank Lane to be narrowed reducing vehicle speeds and providing additional opportunities for on street parking.

CENTRAL BUSINESS DISTRICT
RECOMMENDED ACTIONS

Bank Lane South - Illinois to Deerpath

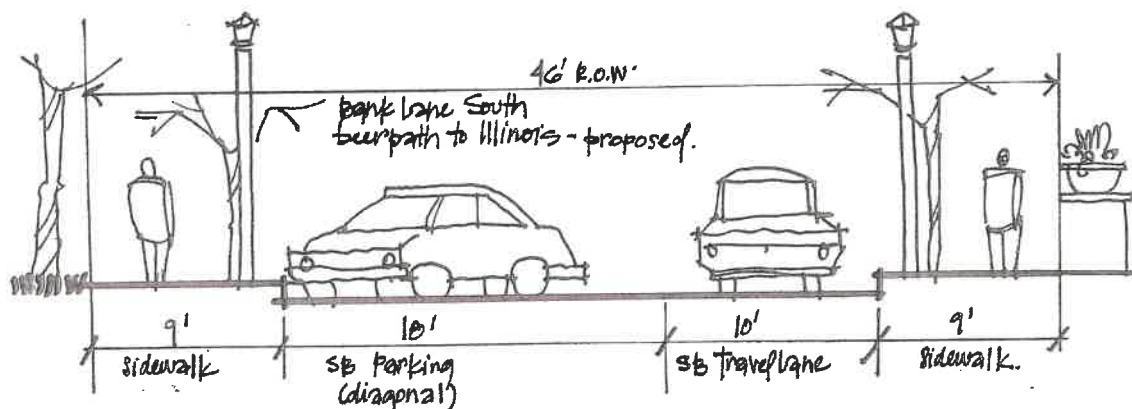
Existing Conditions - OVERVIEW OF CONSTRAINTS

- Two-way traffic / travel lanes limit pedestrian walkway
- Very narrow 5 foot sidewalk on west-side
- No pedestrian scaled lighting on west side
- No tree grate / tree on west side
- West side parallel parking does not provide many stalls



Proposed Concept - OVERVIEW OF IMPROVEMENTS

- Support redevelopment of vacant, dated, underutilized properties
- Encourage mix of uses and multi-family residential
- Convert to one-way southbound from Deerpath to minimize congestion
- Convert west side parallel parking to diagonal parking to increase on street parking
- Require pedestrian amenities as redevelopment occurs
- Widen sidewalks from 5 feet to 9 feet
- Add interest and character defining elements
- Install pedestrian scaled lighting on both sides of street
- Install landscape enhancements on both sides of street

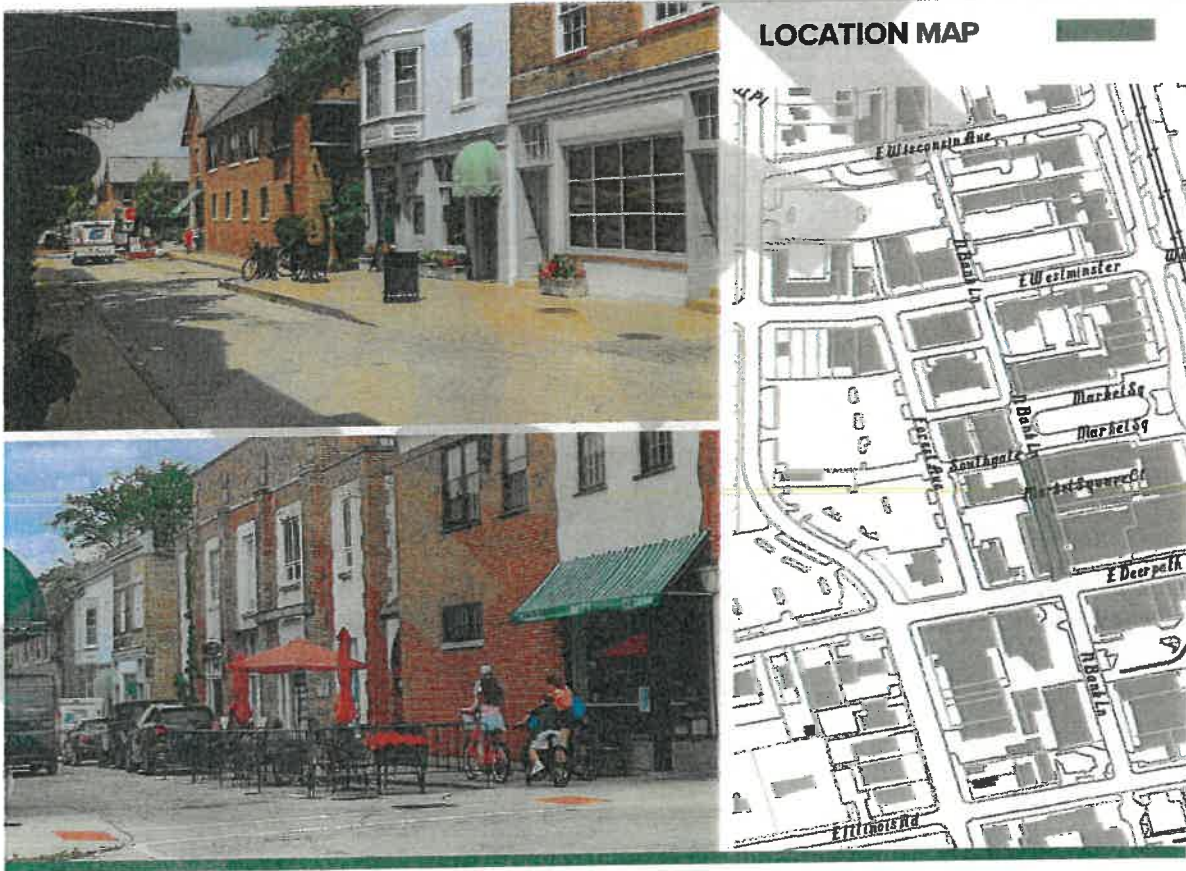


CENTRAL BUSINESS DISTRICT RECOMMENDED ACTIONS

■ 3.3 Bank Lane Core • Deerpath to Market Square

Bank Lane from Deerpath to Market Square is one-way north with a single travel lane. It is a unique and interesting space, alley-like with adjacent outdoor courtyards and dining spaces as one approaches Market Square. What had been a service road behind the blocks facing Western Avenue has evolved into a very special sub-area where unique businesses fill nooks and crannies, inviting exploration, and respite from the ordinary business district experience and the nearby more heavily travelled streets.

Existing Photos: Looking North to Market Square



3.3-A: Pedestrian Experience • Place a priority on pedestrian comfort and experience by considering improvements that support walkability over vehicle use recognizing there are first floor retail businesses that rely on visibility and the limited parking available on the street.

3.3-B: Parking • Recognize the need for parking to support small businesses and potentially new residential along / near this block as redevelopment occurs by building in nearby parking.

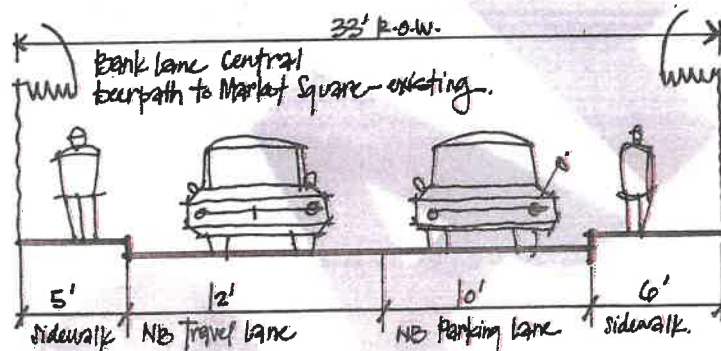
3.3-C: Events • Continue to use this block of Bank Lane for special events, allowing short term closure to vehicles while drawing increased pedestrian travel to the area for business exposure.

CENTRAL BUSINESS DISTRICT
RECOMMENDED ACTIONS

Bank Lane Core - Deerpath to Market Square

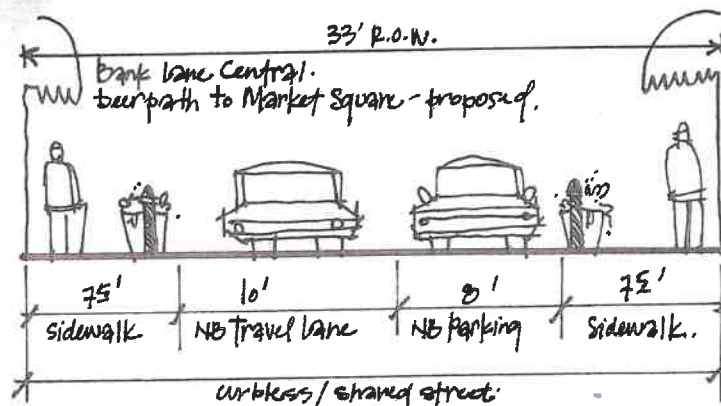
Existing Conditions - OVERVIEW OF CONSTRAINTS

- One-way north-bound travel lane
- North-bound parallel parking on east side of street
- Very narrow 5 ft sidewalk on west-side, 6 ft on east side
- Narrow sidewalk limits landscape planters and amenities



Proposed Concept - OVERVIEW OF IMPROVEMENTS

- Prioritize pedestrian comfort, experience and walkability
- Convert to curbless street; continue to use for special events/short term closures
- Widen sidewalks to 7.5 feet (reduce width of travel / parking lanes)
- Install bollards to define pedestrian zone
- Install planters, lighting, and pedestrian amenities

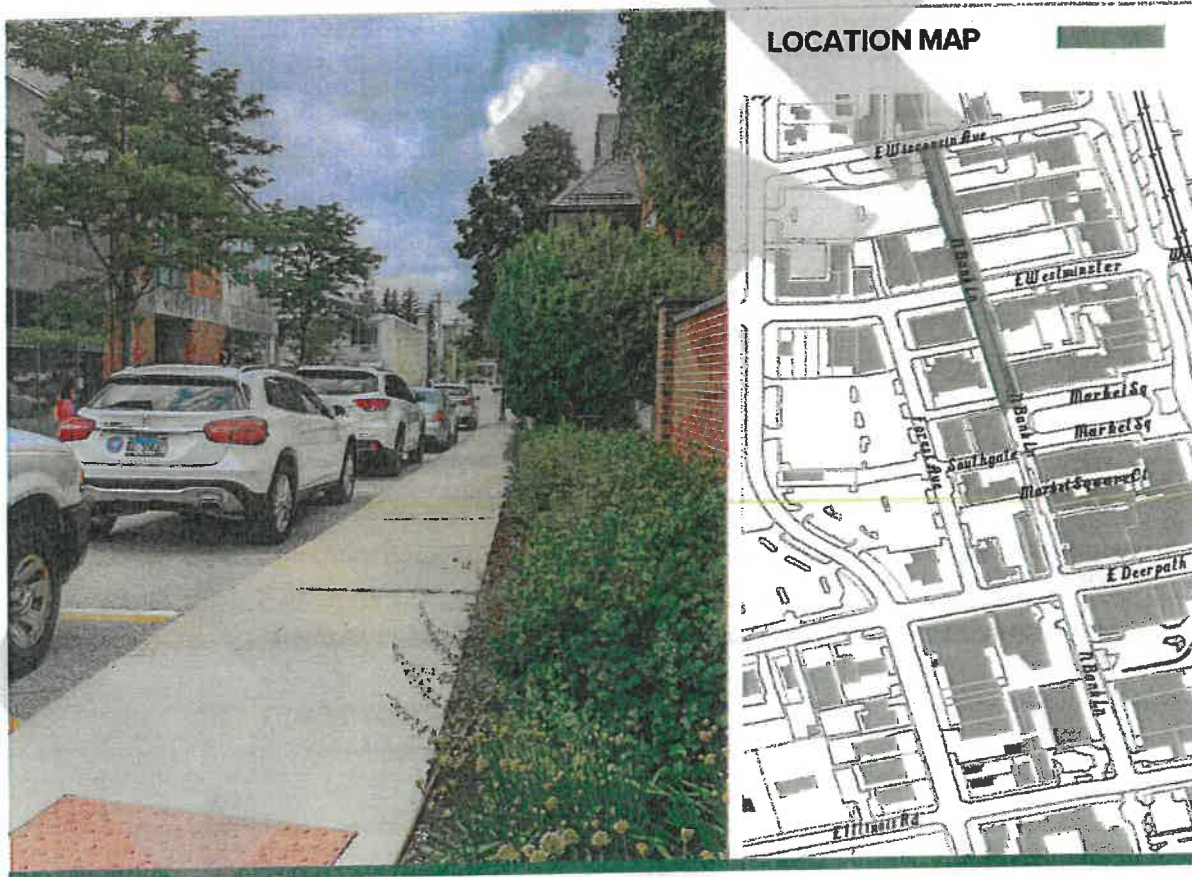


CENTRAL BUSINESS DISTRICT RECOMMENDED ACTIONS

■ 3.4 Bank Lane North • Market Square to Wisconsin Avenue

Bank Lane from Market Square north to its terminus at Wisconsin Avenue continues as a narrow, single lane one-way north street with narrow sidewalks. Significant opportunities exist to enhance this portion of Bank Lane and encourage pedestrian activity between restaurants and businesses at the north end and Market Square.

Existing Photo: Looking North from Bank Lane to Westminster



3.4-A: Adaptive Reuse Opportunities • Recognize that adaptive reuse and development opportunities exist along this stretch of Bank Lane including the Post Office, activating Market Square's North Courtyard, upgrading or replacing some buildings, and the potential for future development of portions of existing parking lots.

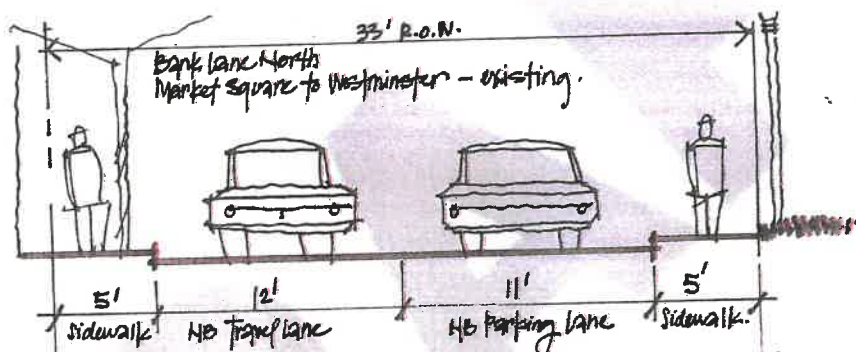
3.4-B: Pedestrian Experience • Encourage new development / redevelopment to give priority to pedestrian amenities to create a distinctive and active Bank Lane pedestrian link from Illinois Road to Wisconsin Avenue, a corridor of restaurants, outdoor spaces, and a favorite place for an evening stroll.

CENTRAL BUSINESS DISTRICT
RECOMMENDED ACTIONS

Bank Lane Core · Market Square to Wisconsin Avenue

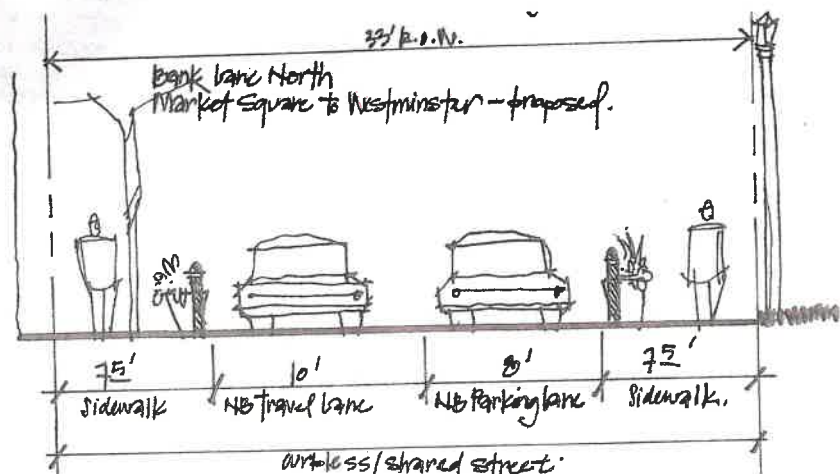
Existing Conditions - OVERVIEW OF CONSTRAINTS

- One-way north-bound travel lane
- North-bound parallel parking on east side of street
- Narrow 5 ft sidewalks
- No landscape planters or amenities in public r.o.w



Proposed Concept - OVERVIEW OF IMPROVEMENTS

- Recognize adaptive reuse and development opportunities
- Prioritize pedestrian experience
- Create a distinctive and active Bank Lane to draw people to the north
- Convert to curbless street (no curb, at grade)
- Widen sidewalks to 7.5 feet (reduce width of travel / parking lanes)
- Install bollards, planters and amenities to define pedestrian zone



4. Enhance Parking - Near Term Priority

Essential, Convenient, Camouflaged

The city-owned surface parking lots cover more than 4 acres of land in the CBD. They serve an important role in providing access to and supporting CBD vitality and represent a significant opportunity to serve as a potential catalyst for future redevelopment within the Inner Ring.

Parking is essential and the use, or lack of use, is an indicator of vitality in the CBD. Surface lots and structures must be planned, designed and managed thoughtfully to meet the needs of varying users, and accommodate changes over time, while providing safe, intuitive access. Given that the historic and established CBD Core is entirely built-out, proactive planning and efficient utilization of parking areas and potential redevelopment sites within the Inner Ring is critical. As a forward looking document, it is appropriate for the Comprehensive Plan to recognize that city-owned parking lot parcels could, if developed at the proper scale and in a manner befitting of the character of the CBD, enhance and support long term vibrancy. The recommendations that follow take into account these cross-cutting benefits and opportunities.

4.1: Intuitive Parking & Business Success

Recognize that easy to use parking, in the right locations, offered in a welcoming manner with clear signage and wayfinding is critical to the success of existing businesses and essential in attracting new businesses.

4.2: Planned Improvements & Locations

Plan for parking improvements in various locations to support businesses in the Core and Inner Ring, which historically have minimal, if any, onsite parking.

4.3: Pedestrian Connections & Amenities

Enhance pedestrian connections to parking through landscaping, appropriate signage, and well maintained and lighted walkways including under viaducts.

LOCATION MAP OF CITY-OWNED SURFACE PARKING LOTS



CENTRAL BUSINESS DISTRICT RECOMMENDED ACTIONS

4.4: Parking Availability

Future development, renovation and/or use changes as part of adaptive retrofits must ensure on-site parking is available and/or provided to meet the needs of the development's users, residents, employees and/or customers.

4.5: Parking Requirements

Meet parking requirements through newly created spaces planned as part of future developments, through shared on-site parking agreements, or allocations as part of a future parking structure, if one is constructed. Surface parking lost through new development or renovation must be replaced in some similarly convenient manner.

4.6: Parking Policies

Consider where, when and whether accepting payment in lieu of parking requirements benefits the community, and what other forms of creative compensation may be warranted and/or appropriate to incentivize added character and vibrancy in the CBD.

4.7: Develop Parking Lot/Structure Design Parameters

Proactively engage in a process to define parameters specific to parking lots and structures including, but not be limited, to those listed below. Ensure consistency with broader CBD Character and Development Parameters referenced previously.

4.7-A: Conceal or screen parking lots to minimize visual, light, sound and activity impacts on streetscapes and adjacent residential neighborhoods

4.7-B: Design new parking structures in ways that are compatible with the scale, materials and character of surroundings, and avoid the appearance of a parking structure while still making it easy to find.

4.7-C: Assure massing, height, connections and features achieve an appropriate transition from more intense development to adjacent residential neighborhoods. Avoid over-building, monolithic structures, and monotony; pay deference to significant historic structures.

4.7-D: Require parking to support existing and new uses, and reflect adaptability to changing markets, demand, sustainability, transportation habits, and climate.

4.7-E: Direct traffic away from residential streets, avoiding ingress and egress points.

4.7-F: Integrate interesting pedestrian connections, green space, outdoor gathering areas, and landscaped streetscapes; make parking part of the "Lake Forest experience" through creative wayfinding, programming opportunities / spaces, public art and materials.

4.7-G: Take advantage of changes in topography to minimize appearance of massing.

4.7-H: Build in sustainability elements such as: permeable paving, energy saving measures, alternate energy technologies, bike racks, building orientation to minimize heating/cooling demands, natural building materials, EV charging stations, recycling opportunities, water saving measures and courtyard, roof top gardens.

CENTRAL BUSINESS DISTRICT
RECOMMENDED ACTIONS



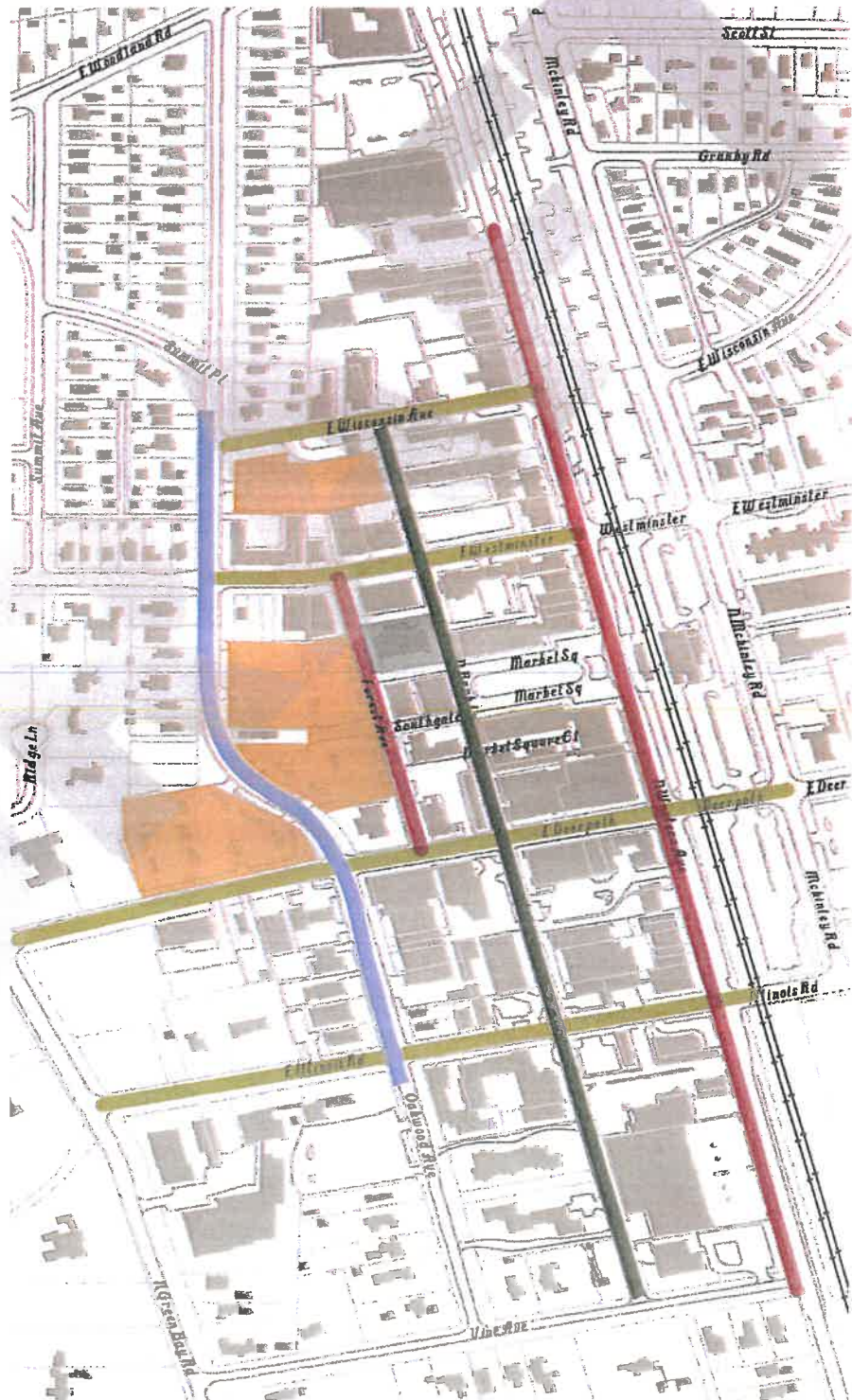
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Proactive, Public/Private Partnerships



CENTRAL BUSINESS DISTRICT
RECOMMENDED ACTIONS

■ **5.1 Opportunity - U.S. Post Office**

The Post Office is adjacent to and anchors the northwest corner of Market Square. Both the use and its “depression era” Post Office architecture are valued and contribute to the character of the Core.

5.1-A: Continue to monitor and remain in communication with the U.S. Postal Service with respect to the Lake Forest Post Office and any future intentions to downsize to a smaller location in or near Market Square.

5.1-B: Encourage the Post Office to retain a presence in the CBD going forward if the Post Office leaves the existing building.

5.1-C: Recognize that preservation, restoration of the building will be costly.

5.1-D: Lead efforts to explore opportunities for public/private partnerships to support adaptive reuse of building for one or more uses to add vitality to Core: restaurants, retail, entertainment venue.

5.1-E: Explore opportunities to incorporate pedestrian connections and outdoor spaces as part of future adaptive reuse of the site.



CENTRAL BUSINESS DISTRICT RECOMMENDED ACTIONS

■ 5.2 & 5.3 Opportunity - Streetscape Corridor Enhancements

Various street corridors “knit together” the CBD as a whole providing pedestrian and vehicle access through, to, and beyond in all directions. Parking is interspersed throughout the CBD in various forms (on street parking, public lots, private lots) encouraging residents and visitors to park and meander from restaurants to local businesses, making stops along the way.

The various street Corridors in the CBD have distinctly different building types and forms, and character. Two-sided streetscapes offer the opportunity for building facades and block faces to relate to each across the street creating a unified character. Depending on the width of the street and sidewalk, building heights, closed or transparent building facades, and the presence of or lack of landscaping and gathering spaces, the character of each street corridor offers a unique experience. Enhancing these corridors is an opportunity that should be pursued.

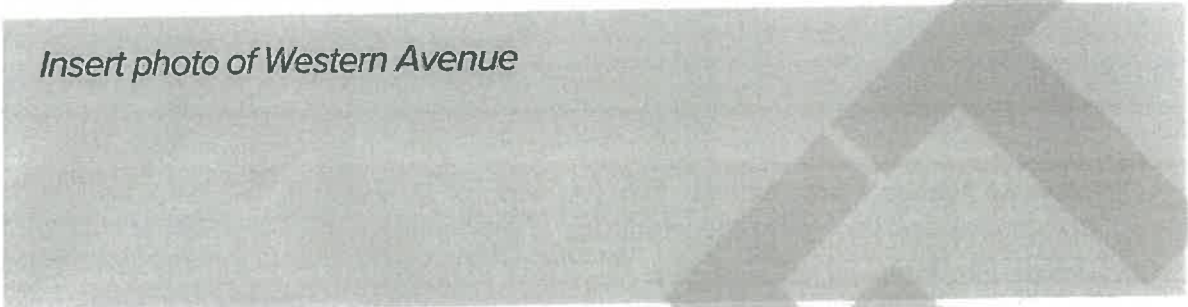


CENTRAL BUSINESS DISTRICT
RECOMMENDED ACTIONS

■ **5.2 Opportunity – Primary & Transitional North/South Corridors**

Western Avenue, Forest Avenue, Oakwood Avenue

Insert photo of Western Avenue



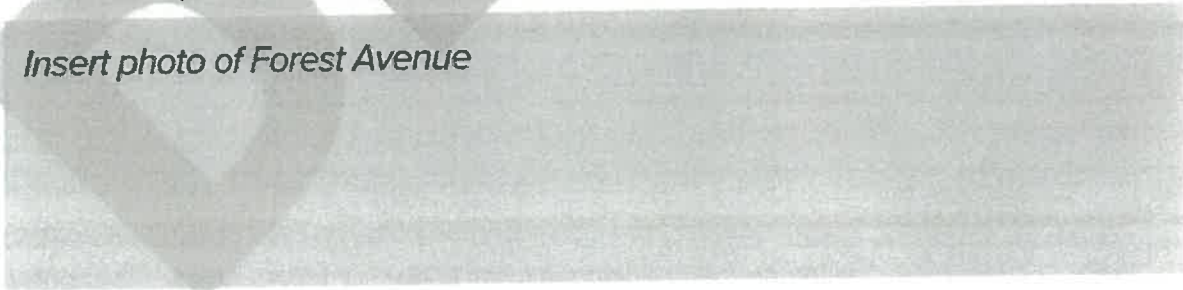
Western Avenue is the primary North/South Corridor and borders the entire east edge of the CBD from north to south. Together, Western Avenue, the railroad tracks and McKinley Road provide an approximately 300 foot separation distance between the CBD and the residential neighborhoods to the east. Wide sidewalks extend along the west side of Western Avenue through the Core and Inner Ring, and beyond, creating a generally comfortable and active pedestrian experience although at times bicycles and scooters share the space causing congestion.

5.2-A: Invite businesses to actively use outdoor space along Western Avenue for limited seating and benches in good weather while maintaining an unobstructed sidewalk sufficient in width to support comfortable pedestrian use.

5.2-B: Continually maintain and enhance the landscaping along both sides of Western Avenue the full length of the CBD; maintain a similar density of plant material throughout.

5.2-C: Consider ways to better identify the most heavily used mid-block crosswalks. Shoppers and restaurant patrons frequently cross Western Avenue to reach the diagonal on-street parking on the east side of the street.

Insert photo of Forest Avenue



Forest Avenue extends from Deerpath north to Westminster, intersecting with Northgate and Southgate, which provide easy vehicle and pedestrian connections to Market Square. The expansive surface parking lots to the west make this narrow corridor appear wider.

5.2-O: Consider ways to enhance and bring awareness to Forest Avenue as a north/south pedestrian corridor.

5.2-P: Significant redevelopment and adaptive retrofit opportunities exist along Forest Avenue. The Character Guidelines and Development Parameters discussed earlier in this chapter must assure development connects with and supports Market Square, forms an appropriate edge to the business district, and respects and protects the neighborhood to the west.

CENTRAL BUSINESS DISTRICT
RECOMMENDED ACTIONS

Insert photo of Oakwood Avenue North



Oakwood Avenue North extends from just north of Deerpath to Wisconsin Avenue. It is a “Transitional Corridor” given the interfacing of residential on the west side of the street with the business district on the east side. Any future development must pay special deference to this unique interface and preserving the residential character of the neighborhood.

5.2-D: Avoid encroachment of the CBD beyond the current limits.

5.2-E: Protect, preserve, enhance the residential character of Oakwood Avenue.

5.2-F: Street frontage on east side of Oakwood Avenue must respect the established residential character on the west side in terms of use, massing, rooflines, setbacks, architectural styles, materials, and landscaping.

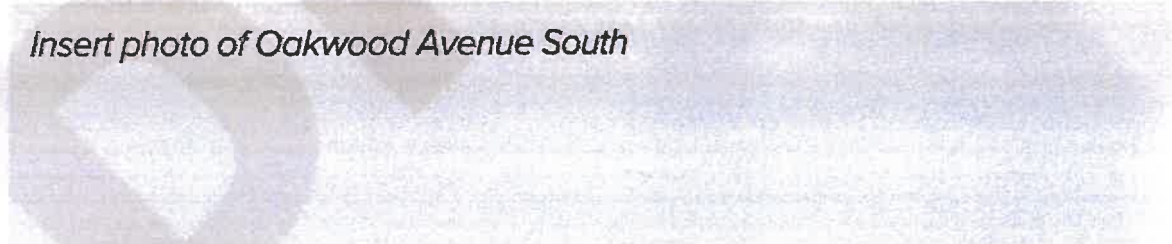
5.2-G: Create a pedestrian friendly streetscape.

5.2-H: Vehicular ingress/egress for new development must be mindful of the residential neighborhood. Traffic studies should be conducted for any significant development or redevelopment in this transitional area to assess potential impacts on the residential character of the neighborhood as a result of traffic volumes, cut-through traffic, and ingress/egress points.

5.2-I: Consider ways to discourage “cut through” traffic on Oakwood Avenue by minimizing any new access points, street designs, and wayfinding/directional signage.

5.2-J: Provide pedestrian connections from residential neighborhood to/ through CBD.

Insert photo of Oakwood Avenue South



Oakwood Avenue South extends from Deerpath south to just past Illinois Road with both sides of the street developed with commercial buildings of various types. This portion of Oakwood Avenue essentially forms the west edge of the business district and is used by some as a “bypass” to avoid congestion on Deerpath at times.

5.2-K: Recognize that Oakwood Avenue has not successfully functioned as a location for retail businesses in part due to building configurations and distance from the Core.

5.2-L: Support personal service businesses, professional and medical offices, and multi-family residential along this corridor.

5.2-M: Explore opportunities to enhance the functionality of buildings, activate open spaces, add pedestrian pathways and improve connections to the greater CBD.


5.2-N: If sites redevelop, parking should be added away from the streetscape, behind, under, or internal to buildings, to support a mix of uses with adequate parking.

CENTRAL BUSINESS DISTRICT
RECOMMENDED ACTIONS

■ **5.3 Opportunity – Primary East/West Street Corridors**

Deerpath, Illinois Road, Westminster, Wisconsin Avenue

Insert photo of Deerpath



Deerpath is the primary east-west entrance to the CBD and is heavily traveled and congested at times. The corridor should represent the best the City has to offer and evoke a sense that one has arrived somewhere special. The streetscape should present high quality architecture, well landscaped streets, consistent lighting, green spaces, safe and well placed pedestrian crossings and amenities.

5.3-A: Implement the Deerpath Streetscape Improvement Plan. (included in the appendix)

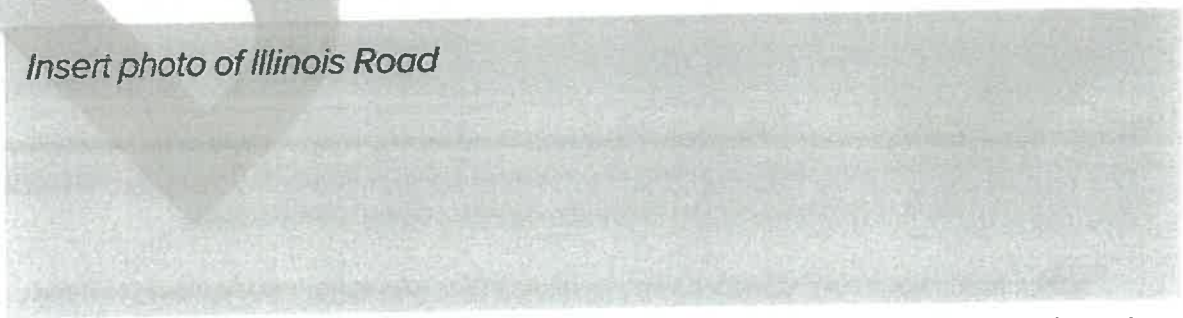
5.3-B: Support replacement of buildings that detract from the streetscape and do not serve to activate the streetscape (AT&T building).

5.3-C: Identify how buildings on either side of Deerpath can create a welcoming environment by relating to each other in form, height, style, detailing, and materials.

5.3-D: Character Guidelines should seek to enhance the streetscape environment and encourage pedestrian activity, safety and comfort via setbacks, seat walls, furnishings, landscaping and other elements.

5.3-E: Consider limiting turns on to Deerpath in the most congested blocks by making Bank Lane one way south.

Insert photo of Illinois Road



Illinois Road anchors the south end of the Inner Ring with historic buildings and a unique blend of uses, a distinctive hotel, restaurants, and specialty businesses.

5.3-C: Encourage continued development of hospitality-oriented businesses as additive uses to the Deer Path Inn and other businesses in the area.

5.3-D: Plan for increased parking to support uses, build-in excess parking, in appropriate forms and locations, as new development and redevelopment occurs.

5.3-E: Consider opportunities for public/private partnerships to support parking in this corridor.

CENTRAL BUSINESS DISTRICT
RECOMMENDED ACTIONS

Insert photo of Westminster

Westminster west of Western Avenue, is an active corridor, just beyond the Core of the CBD. A mix of uses and building types line this street although over time, some buildings fronting on the street have been lost and replaced with auto-oriented development diminishing the pedestrian attractiveness, connectivity, and sense of vitality along this corridor.

5.3-F: Encourage appropriate redevelopment and reuse of underutilized and outdated properties overtime in a pedestrian friendly scale that steps down from Western Avenue to the west.

5.3-G: Protect and respect the Oakwood Avenue residential neighborhood as redevelopment occurs along Westminster.

5.3-H: Pay attention to how buildings on street frontages relate to each other across the street.

Insert photo of Wisconsin Avenue

Wisconsin Avenue west of Western Avenue is anchored with substantial buildings at Western Avenue quickly stepping down to smaller scale buildings to the west. Wisconsin Avenue is the north terminus and culminating northern vista of Bank Lane.

5.3-I: Encourage development of an attractive sequence along and terminus for Bank Lane; one that invites pedestrians to walk north from Market Square with points of interest along the way.

5.3-J: Maintain a significant step down in scale at the shared edge of the business district and adjacent residential neighborhood.

5.3-K: Preserve and protect the Oakwood Avenue residential neighborhood as redevelopment occurs along Wisconsin Avenue.

6. Encourage Adaptive Reuse

Identify & Preserve

“Building on Strengths” means identifying, preserving, protecting, and as necessary, finding new uses for historically and architecturally significant buildings. Strong examples of successful adaptive reuse exist along Bank Lane and Forest Avenue and should serve as models.

6.1: Upper Story Multi-Family Residential

Consider multi-family residential as an appropriate adaptive reuse of upper floors in buildings in the CBD, particularly in the Inner Ring.

6.2: Financial Feasibility

Recognize that adaptive reuse projects must be financially feasible in the eyes of developers and lenders, be flexible, collaborative, and open minded.

6.3: Market Trends & Sustainability

Support adaptive reuse of existing buildings as a sustainable approach to responding to changing market trends and demands.

6.4: Building Significance

Acknowledge that not every building in the CBD is significant enough to demand adaptive reuse and support appropriate redevelopment, consistent with established parameters, in those cases.

6.5: Design Adaptability

Assure that new buildings are designed and built with future adaptability and reuse in mind, avoid construction of new, single purpose buildings.

PHOTO PLACEHOLDER

PHOTO PLACEHOLDER

7. Upgrade Infrastructure, Stormwater & Wayfinding

Maintain & Improve

7.1: Identify Stormwater Opportunities

Identify stormwater management improvement opportunities in the CBD, both public and private.

7.2: Prioritize Public Improvements

Prioritize public stormwater improvements in the CBD in the City's Capital Improvement Plan.

7.3: Incentivize Private Improvements

Consider incentives to support private stormwater management initiatives brought forward by CBD property owners.

7.4: Development Requirements

Require stormwater management improvements in conjunction with redevelopment and new development and take advantage of opportunities to collaborate on improvements as development occurs.

7.5: Inviting, Directional Signage

Invite people into the CBD with clear but understated signage that directs visitors to the Core, restaurants, shops, parking, and bicycle racks.

7.6: Develop Comprehensive Wayfinding & Signage

Develop a comprehensive Wayfinding & Signage Plan to guide pedestrians and vehicles easily to and through the CBD. Signage should respect and align with the overall character of the CBD.

7.7: Coordinate Streetscape Improvements & Maintenance

Coordinate and reinforce the corridor and streetscape recommendations set forth in Chapter 5. Ensure improvements and maintenance strategies are in alignment with the specific needs, opportunities and context of the areas noted.

PHOTO PLACEHOLDER

PHOTO PLACEHOLDER

Plan Commission Meeting – April 20, 2023
Agenda Item 4

Special Use Permit – Pizza by Sal
177 Laurel Avenue

Staff Report
Vicinity Map
Air Photo

Materials Submitted by the Petitioner

Application
Property Owner's Statement
Statement of Intent – Petitioner
Floor Plan
Photo – Designated on Site Customer Parking

Materials Provided by Staff

Tenant Space Location
Streetscape Image



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Dixon and members of the Plan Commission
DATE:	April 20, 2023
FROM:	Catherine J. Czerniak, Director of Community Development
SUBJECT:	<i>Special Use Permit for Pizza by Sal at 177 E. Laurel Avenue</i>

Petitioner

Pizza by Sal
Ryan O'Donnell, Glenn Keefer,
Jon Farrer (restaurant owners)

Property Location

177 E. Laurel Avenue

Zoning District

B-2 Community Commercial

Property Owner

Gershman Properties,
12300 Wilshire Boulevard Suite 310
Los Angeles, CA 90025

Representatives: Ryan O'Donnell, Glenn Keefer, Jon Farrer, Sophia Steak owners
Brianne Carden, Vice President of Project Development, Ballyhoo Hospitality
Christopher Canning, attorney

Description of Request

This is a request for a Special Use Permit to allow a new takeout/delivery *only* restaurant to be located in an existing tenant space adjacent to and associated with Sophia Steak. Pizza by Sal will be owned and operated by Ballyhoo Hospitality, the owner of Sophia Steak. The two businesses will share an expanded kitchen. Pizza by Sal will not have any seating inside the space, however, the small plaza just outside the front door could offer some space for tables on a seasonal basis. Pizza by Sal will not employ delivery drivers. Customers will arrive by car or walk from the nearby residential developments to pick up food and drink. Independent delivery services are also expected to come by to pick up food.

Pizza by Sal is proposed in an existing tenant space at 177 E. Laurel Avenue, space previously occupied by Phoenix Nail Salon and Spa. The nail salon remains in the space directly to the west. The tenant space is in a larger commercial building located on the southwest corner of Western and Laurel Avenues, a multi-tenant building with a mix of office, personal fitness and services businesses, and as noted above, Sophia Steak.

Review Process

Restaurants and bars are permitted outright in the B-2 zoning district except when located within 150 feet of property zoned for residential use. Restaurants proposed within 150 feet of a residential zoning district may only be authorized through a Special Use Permit. This requirement may be reconsidered after an updated Comprehensive Plan is adopted, but for now, the requirement stands.

The proposed restaurant is located within 150 feet of residential zoning districts. A residential zoning district is located to the west along Laurel Avenue and therefore, this petition is presented to

the Commission for consideration of a Special Use Permit consistent with the Code requirement. The property directly across Laurel Avenue is not residentially zoned, however there are residential units across the street, part of the Kelmscott Park residential planned development.

The Special Use Permit process provides for a public hearing before the Plan Commission. The Commission is required to evaluate special use requests for restaurants based on the standard Special Use Permit criteria and on the performance standards that apply specifically to restaurants. The criteria and standards are reviewed later in this staff report. As part of the special use process, the Plan Commission can recommend conditions to the City Council if the Commission determines that approval of the request, with some limitations and requirements, is appropriate. Conditions of approval as part of a Special Use Permit can impose a higher bar for restaurants located within 150 feet of residentially zoned properties than for restaurants located more centrally within the business district.

Background

The corner of Laurel and Western Avenues has long been a commercial site. City records indicate that as early as the 1920's, commercial activity was taking place in this location. At the peak of commercial activity in this area, a large car dealership, a vehicle service garage including a paint spray area, a building materials yard, and the City's Municipal Services Facility and maintenance yard were all located in this area.

In 2001, the City reconsidered whether the commercial zoning designation for the area that is the subject of this petition was appropriate. After much study and discussion, and after several public hearings on the matter, the Plan Commission reaffirmed that the commercial zoning in the area of Laurel and Western Avenues was not only appropriate, but important as a component of the City's business district.

Description of the Site and Surrounding Area

The commercial building on the southwest corner of Western and Laurel Avenues is in the northern portion of the City's Central Business District and has been home to a variety of retail uses, service businesses, restaurants and office tenants for nearly 20 years. This building is located across the street from Kelmscott Park, a new residential development which includes apartments, condominiums and single family homes. Several condominium buildings are located to the west of the site of the proposed restaurant, on the south side of Laurel Avenue, and Regent's Row, the City's only rowhouse development, is located to the south. Crystal Point Condominiums and other multi-family buildings are located further north on Western Avenue. Single family neighborhoods are located to the east, across the railroad tracks and to the west toward Green Bay Road. The location has proven to be an optimal location for a restaurant.

Many commercial developments and businesses in the City's linear Central Business District abut residential uses. This juxtaposition can create conflicts while at the same time, providing a unique amenity to residents who are able to walk to restaurants, stores and service businesses. Together, the residential neighborhoods and the Central Business District create a character that is uniquely Lake Forest. The Special Use Permit process provides the opportunity to establish conditions that help to manage potential conflicts between adjacent uses.

KEY ISSUES

Hours

As noted above, Pizza by Sal is a takeout restaurant. The proposed hours are 3 p.m. to 9 p.m. Sunday through Thursday, and 3 p.m. to 10 p.m. Friday and Saturday. Currently, no lunch hour service is planned but could be added in the future.

Parking

Employee parking is not permitted on public streets in the Central Business District. The restaurant owners and manager will be responsible for ensuring that employees do not park on City streets. The parking lots on the east side of the railroad tracks can easily accommodate employee parking during the later afternoon and evening hours.

With the opening of Sophia Steak, parking in the area during peak dinner hours has been in greater demand than in the recent past. Valet service is offered by Sophia Steak and the City continues to work with Sophia Steak to address any issues that come up. It is important to remember that parking demand in the City's Central Business District is a good problem to have!

Pizza by Sal, as a takeout restaurant, will require only short term parking for customers who will run into the restaurant to pick up food. There are eight diagonal parking spaces along the south side of Laurel Avenue, in front of the proposed restaurant, which, when not in use by customers of other businesses, will be available for takeout customers. If necessary, a couple of the spaces could be signed as fifteen minute spaces. Two parking spaces near the garage, at the west end of the building, have been designated by the property owner for use by Pizza by Sal customers and will be appropriately signed by the petitioner.

Since this is an existing building, with no expansion of the building footprint, compliance with current parking standards is not required. Importantly, the location of the restaurant is walkable from many of the nearby residential units as well as from many of the single family neighborhoods located in the general vicinity. A takeout restaurant at this location will be an amenity for the many residents in the area.

Staff Evaluation

An evaluation of the **Performance Standards** for restaurants is provided below. The Performance Standards, like the special use criteria, are part of the City Code.

Performance Standard - Availability of parking

The site is located close enough to the public parking lots on the east side of the railroad tracks to accommodate employee parking. As part of the Kelmscott Park development, additional on street parking spaces were added on Western Avenue specifically to provide customer parking for businesses in this area.

Importantly, given the convenient location, it is expected that many customers from the surrounding residential areas will walk to the restaurant.

The restaurant owners and manager will be responsible for advising all restaurant employees that on street employee parking is not permitted. Community Development Department staff will work with the property and business owners and the City's Police Department to address any on street parking by employees.

Performance Standard – Building Review Board Approval

No exterior alterations are proposed. If the proposed signage for the restaurant does not conform to previous approvals for the building, Building Review Board review will be required.

Performance Standard – Issuance of a Liquor License

The petitioner states the intention to “share” the liquor license held by Sophia Steak which is permissible as long as the two restaurants share a single tax identification number. Most liquor licenses allow the sale of alcohol between the hours of 11 a.m. and midnight although some licenses permit the sale of alcohol earlier in the morning.

Performance Standard – Ventilation Systems

The City Code requires high quality air filtration and ventilation systems for restaurants. The existing systems will be used. The Code requires regular, ongoing maintenance and cleaning of the ventilation systems and documentation of that work must be submitted to the City on an annual basis.

Performance Standard – Amplified Sound

No amplified outdoor sound or outdoor speakers are proposed. The Plan Commission recently indicated support for allowing restaurants to have outdoor speakers with some limitations. Work on that Code amendment is pending and will be presented to the Commission in the coming months.

Because Pizza by Sal is a takeout restaurant and because Sophia Steak has, in anticipation of a Code amendment to allow outdoor speakers, installed outdoor speakers on the patio, disallowing outdoor speakers at this new restaurant seems appropriate given the proximity to the Sophia Steak patio.

Performance Standard – Schedules for deliveries and trash pickup

Hours for deliveries to restaurants and trash pickup are limited by the Code and may not occur earlier than 7 a.m. Trash and recycling containers are located inside the garage on the site. Deliveries will be scheduled to minimize congestion on the adjacent streets and will be coordinated and consolidated with deliveries to Sophia Steak.

Performance Standard – Minimizing impacts on single family homes: light, noise, traffic.

Delivery trucks are limited to Western Avenue and the portion of Laurel Avenue immediately adjacent to the commercial building. City staff will work with the restaurant manager to schedule deliveries to minimize disruption to residential neighbors and traffic circulation in the area.

Provided below is an evaluation of the **Criteria for Special Use Permits** in the City Code.

Special Use Permit Criteria #1: The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The proposed restaurant is consistent with other uses in the Central Business District and is not unlike other uses that are in proximity to the residential neighborhoods that border the full length of the City’s business. In general, business and residential uses have been able to co-exist for many years in this area. Issues do come up from time to time and efforts are made to resolve them by working with all parties to assure that both the residential neighborhoods and the businesses thrive.

The proposed takeout restaurant will not be detrimental to or endanger public health, safety, morals, comfort or general welfare and will offer an amenity often requested by Lake Forest residents.

Special Use Permit Criteria #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 and will not substantially diminish and impair property values within the neighborhood.

The proposed new restaurant, if operated consistent with the recommended conditions of approval, will not be injurious to the use and enjoyment or value of properties in the immediate area. Importantly, the restaurant operators are experienced and known for operating a first class restaurant as demonstrated by the success of Sophia Steak. The proposed restaurant will be an amenity to the neighboring residential area and will add vitality to the City's business district.

Consistently, resident surveys indicate an interest in bringing new restaurants into the City's business district. In addition, the City's Strategic Plan places a high priority on encouraging new businesses to bring increased activity into the City's core.

Special Use Permit Criteria #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. 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 surrounding area is already developed. The proposed restaurant may attract other tenants to this commercial building to provide increased options and to meet the needs and interests of the growing residential population located within walking distance.

The proposed restaurant will offer an additional dining option in the City's core area. The proposed restaurant, if operated consistent with the proposed conditions of approval, will not negatively affect the overall character of the area and will support and enhance the business district.

Special Use Permit Criteria #4: The exterior architectural appearance and functional plan of any proposed structure will not be incompatible with existing buildings, sites, the larger neighborhood or district so as to cause a substantial depreciation in the property values.

No new buildings or significant alterations are proposed.

Special Use Permit Criteria #5: Adequate utilities, access roads, drainage and or necessary facilities have been or are being provided.

Adequate utilities and other infrastructure are in place to serve the new restaurant which will be in an existing commercial development.

Special Use Permit Criteria #6: Adequate measures have been or will be taken to provide ingress and egress.

This is an existing commercial site. No changes are planned to the location or configuration of the curb cuts.

Special Use Permit Criteria #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 as part of the Special Use Permit.

As recommended, the Special Use Permit for the proposed restaurant will allow operation of the restaurant in a manner consistent with the regulations of the B-2, Community Commercial Business District. No variances from the regulations of the district are requested and the recommended conditions of approval will put operating parameters in place for the new restaurant.

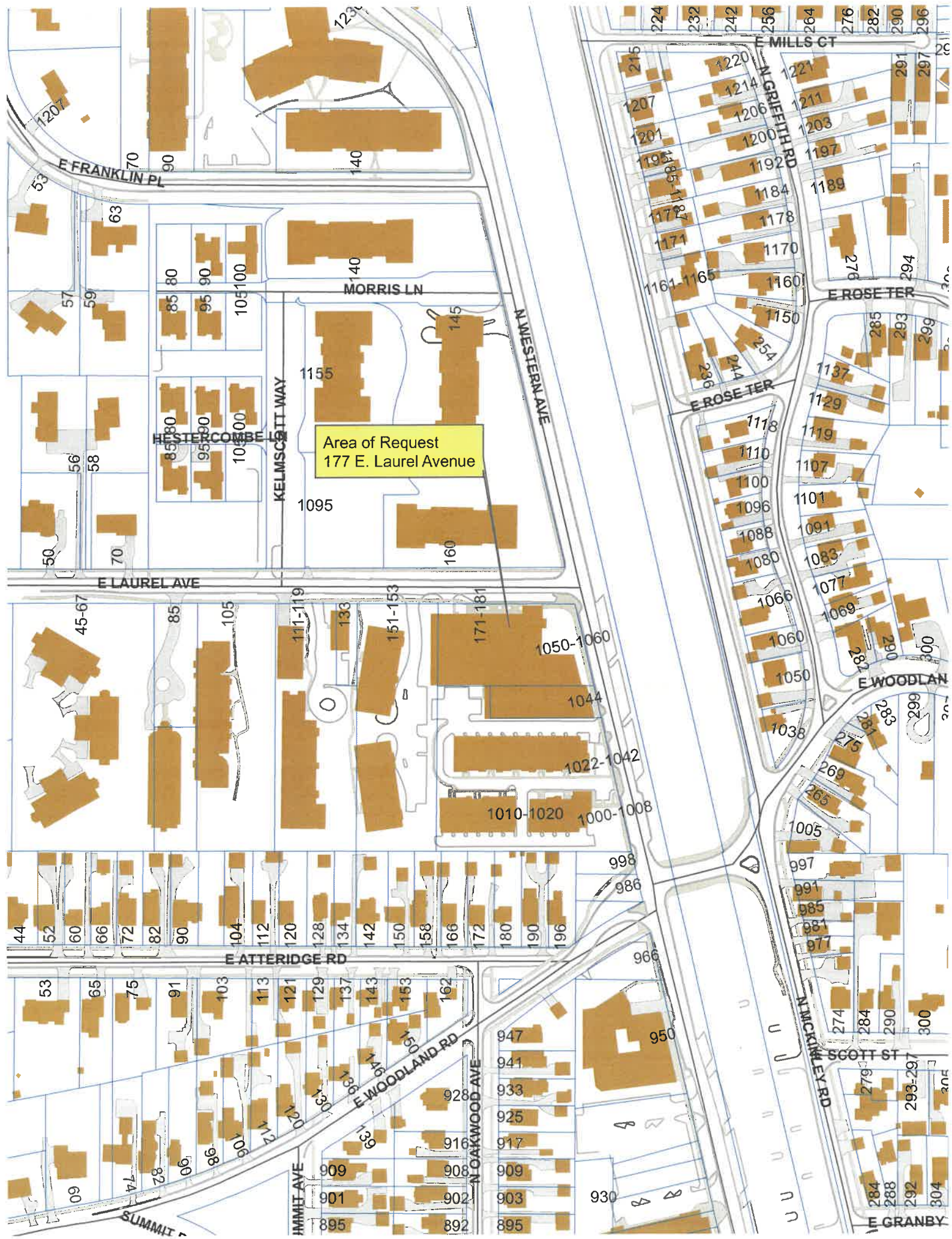
Correspondence and Public Testimony

Notice of this petition was provided in accordance with the Code requirements. A legal ad was published in a newspaper with local circulation. Notices of the public hearing were mailed to residents in the surrounding area by the petitioner and by the City. The agenda for this meeting was posted at public locations and on the City's website. As of the date of this writing, no correspondence has been received on this petition.

Staff Recommendation

Based on the findings presented above, recommend approval of a Special Use Permit to authorize Pizza by Sal to locate and operate in the existing commercial development located on the southwest corner of Laurel and Western Avenues, at 177 E. Laurel Avenue. The following conditions are recommended recognizing the location of the restaurant within 150 feet of properties zoned for residential use.

1. No employee parking is permitted on public streets. Employees must park off site in remote parking lots intended for Central Business District employees.
2. No parking or standing (waiting for food pick up) is permitted off site, on private driveways or private property without prior written permission from the property owner(s).
3. No customer or delivery service parking, staging or standing is permitted on Laurel Avenue, west of the commercial building or in the travel lanes anywhere along Laurel Avenue. The public street must remain unobstructed.
4. Exterior lighting, signage and awnings proposed for the site shall be subject to City review and if not in full compliance with Code requirements and City guidelines, will be referred to the Building Review Board. The light source for all exterior lighting shall be shielded from view from off the property to respect the nearby residential development, and only essential security lighting is permitted to remain on after operating hours.
5. No outdoor speakers are permitted so long as outdoor speakers are located on the Sopha Steak patio.







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

PROPERTY ADDRESS 177 E. LAUREL AVE ZONING DISTRICT BUSINESS

EXISTING USE VACANT - PREVIOUSLY A NAIL SALON

PROPOSED USE PIZZA BY SIAL - NEIGHBORHOOD TAKEOUT

EXPANSION OF EXISTING USE * EXTENSION of SOPHIA STEAK
YES NO

VARIANCE REQUIRED YES NO

APPLICANT

Name RYAN O'DONNELL

Address 1034 ELMWOOD AVE

WILMETTE, IL 60091

Phone 312.217.7502

Relationship to Property TENANT
(Owner/Tenant/Attorney)

PROPERTY OWNER (if different from applicant)

Name GERSHMAN PROPERTIES

Address 12300 WILSHIRE BLVD.

SITE 310, LOS ANGELES, CA 90025

Phone 310.207.4562

BENEFICIAL INTERESTS

Corporation _____ (see exhibit A)
Partnership X (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.

GERSHMAN PROPERTIES, LLC

SIGNATURES

G. Alg 3/9/23
Owner Date

Ryan O'Donnell 3.8.23
Owner Date
Applicant 8/04

[Type here]

APPLICANT'S REPRESENTATIVES

ARCHITECT _____
FIRM WITMER & ASSOC.
ADDRESS 1000 N. WESTERN
LAKE FOREST, IL 60045
PHONE 847.234.5240

ENGINEER _____
FIRM _____
ADDRESS _____
PHONE _____

SURVEYOR _____
FIRM _____
ADDRESS _____
PHONE _____

ARBORIST _____
FIRM _____
ADDRESS _____
PHONE _____

ATTORNEY CHRIS CANNING
FIRM CANNING & CANNING
ADDRESS 1000 SKOKIE BLVD.
WILMETTE, IL 60091
PHONE 847.853.7040

BUILDER ABERDEEN CONSTRUCTION
FIRM NICK NOZINIC
ADDRESS 5820 N. NORTHWEST HWY.
CHICAGO, IL 60631
PHONE 773.930.4150

LANDSCAPE ARCH. _____
FIRM _____
ADDRESS _____
PHONE _____

OTHER _____
FIRM _____
ADDRESS _____
PHONE _____

EXHIBIT "B"

PARTNERSHIP OWNERSHIP

Please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.

NAME RYAN O'DONNELL
ADDRESS 1034 ELMWOOD AVE
WILMETTE, IL 60091
OWNERSHIP PERCENTAGE 40 %

NAME GLENN KEEFER
ADDRESS 651 HAPP RD.
NORTH BROOK, IL 60063
OWNERSHIP PERCENTAGE 40 %

NAME JON FARRER
ADDRESS 2341 N. DRAKE AVE
CHICAGO, IL 60647
OWNERSHIP PERCENTAGE 20 %

NAME _____
ADDRESS _____

OWNERSHIP PERCENTAGE _____ %

NAME _____
ADDRESS _____

OWNERSHIP PERCENTAGE _____ %

NAME _____
ADDRESS _____

OWNERSHIP PERCENTAGE _____ %

NAME _____
ADDRESS _____

OWNERSHIP PERCENTAGE _____ %

NAME _____
ADDRESS _____

OWNERSHIP PERCENTAGE _____ %



March 15, 2023

The City of Lake Forest
Plan Commission
c/o Catherine Czerniak
800 Field Drive
City of Lake Forest, IL 60045

Re: Special use Permit for 177 East Laurel Avenue, Lake Forest, IL

Ladies and Gentlemen:

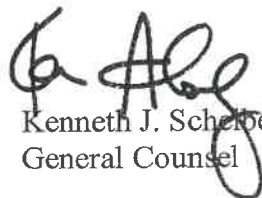
This letter is written by Gershman Properties, LLC, the owner of the property located at 1044-1056 N. Western Avenue, Lake Forest, Illinois. This letter shall serve to express our support for the granting to our tenant, Sophia Lake Forest LLC, of a Special Use Permit permitting the operation of 177 East Laurel Avenue as a pizza restaurant and additional working space for the recently opened Sophia Steak Lake Forest restaurant.

We believe that the use of the premises as a high-quality takeout pizza restaurant will fulfill a need in the immediate neighborhood as there is no other such business nearby. Additionally, the Applicant intends to use a portion of the premises to support Sophia Steak Lake Forest, the recently opened, highly-rated, destination restaurant operating out of the same building. We appreciate that rather than limiting the operations of the very busy steak restaurant to its existing premises, the Applicant is willing to incur the cost of the extra space so that Sophia Steak Lake Forest can be operated in the most efficient and careful manner possible.

We also wanted to say a word about the operators of Sophia Steak. We have been dealing with them now for over a year and have found them to be responsible, respectful, professional and responsive. We feel lucky to have them as tenants and heartily support the City's granting of their Special Use Permit.

Please let me know if you have any comments or questions.

Cordially,



Kenneth J. Schenberg
General Counsel

GERSHMAN PROPERTIES

**CANNING & CANNING LLC
1000 SKOKIE BOULEVARD, SUITE 355
WILMETTE, ILLINOIS 60091
(847) 853-7042 - FAX**

CHRISTOPHER S. CANNING
DIRECT DIAL NUMBER
(847) 853-7040
canningchris@comcast.net

March 17, 2023

VIA EMAIL

John Dixon, Chairman
Plan Commission
City of Lake Forest
c/o Catherine Czerniak
Director of Community Development
City of Lake Forest
220 East Deerpath
Lake Forest, IL 60045

Re: Special Use Application by Sophia Steak Lake Forest d/b/a Pizza by Sal at 177 E. Laurel.

Dear Chairman Dixon and Members of the Plan Commission:

I am writing on behalf of Sophia Steak Lake Forest LLC ("Sophia's") d/b/a Pizza by Sal ("Sal's"). As set forth more fully below, Sal's believes that Lake Forest is a perfect location on the North Shore to expand their restaurant group to serve customers who have enjoyed dining at Sophia's Steak in Lake Forest and her sister properties in Wilmette and Winnetka. Due to the B2 Commercial District zoning of the Subject Property, Sal's must file this Special Use Application. For the reasons set forth below, Sophia's respectfully requests that the City of Lake Forest grant its requested Special Use.

I. About Sophia's and Sal's.

Sophia's was co-founded in 2020 by former colleagues and close friends Ryan O'Donnell and Glenn Keefer. The story of Keefer and O'Donnell's partnership is years in the making. It was in the early 1980s when Keefer began his Chicago restaurant career at The Palm. His 12

years at the popular Gold Coast restaurant helped set the stage for Keefer's eternal love for steakhouses. At The Palm, Keefer met Bill O'Donnell, whose son, Ryan, would some 20 years later work for Keefer at his River North steakhouse, Keefer's Restaurant. Keefer quickly became a mentor to the aspiring restaurateur, who went on to be the driving force behind Ballyhoo Hospitality, which includes four Chicago restaurants— Gemini, Coda di Volpe, Walton Street Kitchen + Lounge and Old Pueblo Cantina — in its portfolio. Sophia's opened in Wilmette in the early days of the Pandemic in May 2020, Pomeroy opened in Winnetka in September 2021 and Buck Russell's opened in Wilmette in April 2022 as a sandwich shop and bakery and expanded with a creamery. Following the granting of a Special Use by the City of Lake Forest and an extensive buildout, Sophia Lake Forest opened in October 2022 and has been overwhelming popular with diners from Lake Forest and adjoining suburbs.

Pizza by Sal's is owned and operated by Ballyhoo Hospitality, the owner of Sophia Steak. Ballyhoo's concept for Sal's is to offer their take on pizza shops found in New York City. The creative influence behind Sal's is Salvatore "Sal" Lo Cascio who began his career in his native Palermo, Italy, where he studied traditional Sicilian cuisine. Upon receiving numerous certifications, Chef Sal moved to the United States. An expert in VPN-certified pizza, Chef Sal believes in using whole, natural ingredients that are both tasty and beautiful. Known for his Neapolitan and Gluten Free Sicilian-Style pizzas at Coda di Volpe, Chef Sal has been working on perfecting the New York-Style pizza. After many test pizzas, dedication, and a passion for making the perfect dough, Ballyhoo is ready to share Chef Sal's creations.

Sal's first opened in Wilmette in January 2023, in the space that formerly was the Buck Russell's creamery. It shares the Buck Russell's kitchen and sells pizza and pasta dishes for takeout and delivery. Sal's also sells pizza by the slice on premises but there is no in-store dining. Sal's also sells packaged beer and wine under the Buck Russell's license. Buck Russell's collects and pays all taxes generated by Sal's operation.

Sal's in Lake Forest will seek to replicate the success of the Wilmette location with a similar business model. Sal's will offer takeout and delivery only and sales of slices in the store. Sal's and Sophia Steak will share a kitchen that will support both operations. Sal's expects to be open Sunday-Thursday 3pm-9pm and Friday and Saturday 3pm-10pm. Sal's will not be a separate business entity and all taxes generated by Sal's will be collected by and paid by Sophia Steak. Sal's expects to employ twenty people in either part-time or full time positions. All persons employed by Sal's will be instructed to park off site in the municipal lot on the east side of the Union Pacific / Metra tracks on McKinley Road. Sal's has negotiated with their landlord two designated parking spots that Sal's will use for the delivery drivers to keep the parking spots on Laurel Avenue available to guests and tenants. Deliveries to Sal's and the removal of trash from Sal's will be handled in the same manner as it is done for Sophia Steak to be efficient and to not add additional traffic.

II. The Subject Property.

The Subject Property is located within the B2 Commercial District. The Subject Property is located at the east side of East Laurel Avenue, west of Western Avenue. The Subject Property has approximately 25 feet of frontage on Laurel Avenue and is part of a commercial building. Sal's intends to lease space within the Subject Property, ("Leased Space") that was part of the adjacent salon. The Leased Space has been vacant since at least 2021. The Subject Property is surrounded by properties zoned B2 Commercial. A copy of the letter of support from the Landlord of the Subject Property is included in the packet.

III. Standards of Review.

Pursuant to the City of Lake Forest Zoning Ordinance, any application to establish a Special Use in the B2 Zoning District must establish how the proposed occupancy and its operation will comply with the following standards.

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

Restaurants are permitted in the District pursuant to a Special Use Permit. The establishment of Sal's at the Leased Space will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare. In addition, the establishment of Sal's in this location will return vibrancy to this location by converting a vacant retail space.

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, nor substantially diminish and impair property values within the neighborhood;*

The granting of a Special Use permit to Sal's to establish a restaurant in the Leased Space will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity, which are permitted by right in the district, nor will the establishment substantially diminish or impair property values in the immediate vicinity. To the contrary, the establishment of Sal's will restore vibrancy to the neighborhood by turning a vacant space into a vibrant one with an extensive renovation including code compliant upgrades.

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 or districts;*

The establishment of Sal's will not impede the normal and orderly development or improvement of other property in the immediate vicinity for use permitted by right in the district. The area is fully developed and Sal's is simply replacing a prior retail use in the same location.

4. *The exterior architectural appearance and functional plan of any proposed structures will not be incompatible with either the exterior architectural appearance or functional plan of 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;*

Sal's planned interior renovations will not be incompatible with the neighborhood or cause a substantial depreciation in the property values of the neighborhood. To the contrary, based on Sophia's success in Lake Forest, it is likely that Sal's will add vibrancy will to the neighborhood by rejuvenating a vacant store front in the commercial district.

5. *That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;*

Adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Sal's exist and no additional facilities are necessary. As discussed above, the Landlord has designated on-site parking for delivery drivers and employees will be instructed to park at the municipal lot across the railroad tracks at McKinley Road.

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.*

Sal's will utilize the existing methods of ingress and egress to minimize traffic congregation in the public streets.

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.*

Sal's Special Use shall conform to the applicable regulations of the B2 Commercial District. Sal's intends to use Sophia's liquor license as they are under common ownership and share a common food preparation area and it will comply with the Village Code in all respects pertaining to the liquor licensing and food handling ordinances.

Sal's looks forward to joining the Lake Forest business community and making the same contributions to the community as it has in the Wilmette dining community. We look forward to the opportunity to appear at the Public Hearing on the application and answer any questions you may have.

March 17, 2023
Page 5

Thank you for your consideration of this request.

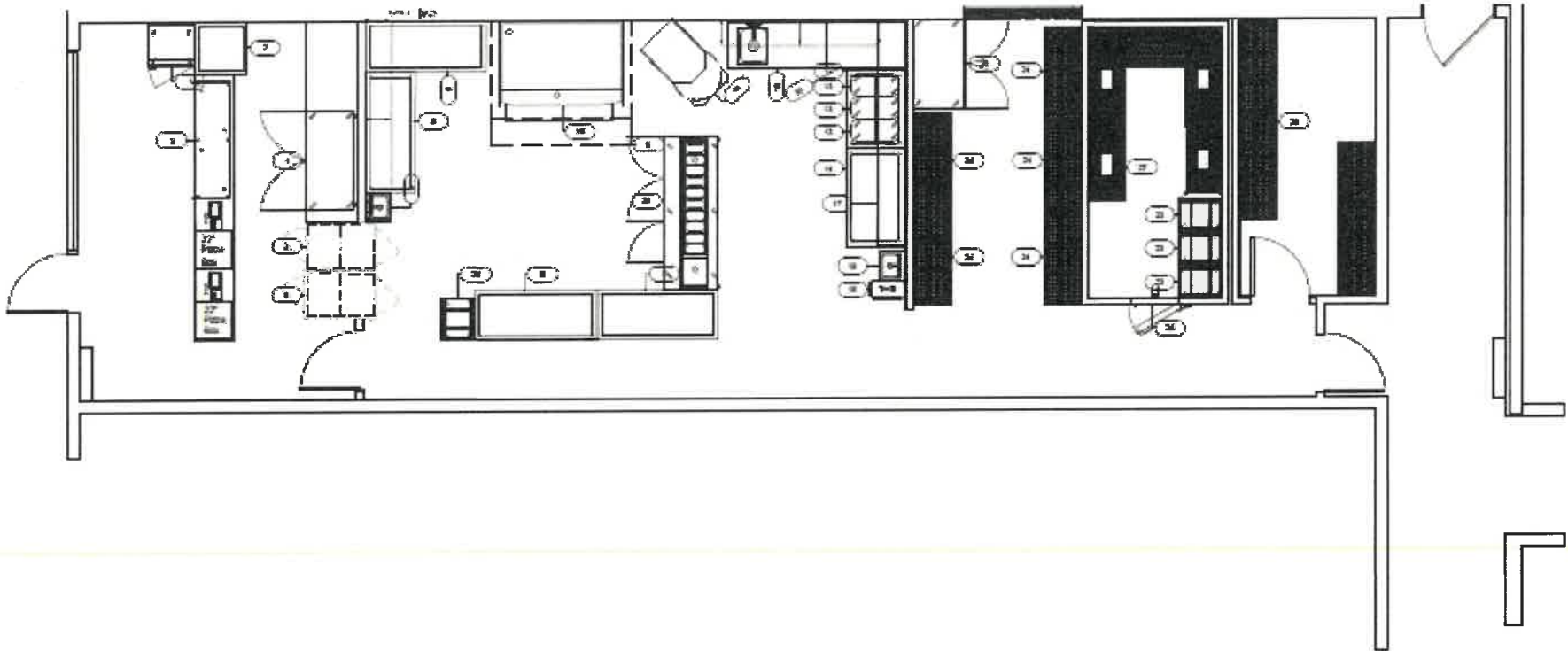
Very truly yours,

A handwritten signature in blue ink, appearing to read "Christopher S. Canning". The signature is stylized with a large initial "C" and a long, sweeping underline.

Christopher S. Canning

LAUREL AVENUE

SOPHIA STEAK



REVISION	REMARKS	DATE
01	Remarks	01/01/20
02	Remarks	01/01/20
03	Remarks	01/01/20
04	Remarks	01/01/20
05	Remarks	01/01/20
06	Remarks	01/01/20
07	Remarks	01/01/20

PRODUCT NAME & ADDRESS:
Pizza By Sal LF
177 E. Laurel Ave
Lake Forest, IL
60045

COPYRIGHT:
OLYMPIC STORE FIXTURES, INC. INCORPORATED
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREON
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF
OSFI, INC. INCORPORATED AND THE SAME MAY NOT BE
REPRODUCED, COPIED, USED, OR DISCLOSED WITHOUT THE WRITTEN
CONSENT OF OLYMPIC STORE FIXTURES, INC.

SHEET NAME:
**FOODSERVICE
EQUIPMENT PLAN**

DRAWN: Nick A. Giagkou
DATE: 2/17/23 ARCH: Witmer Arch
SCALE: 1/4" = 1 ft
SHEET NUMBER

FS-1R3

TWO (2) PARKING SPACES
PER PARAGRAPH 59



PIZZA BY SAL - PROPOSED LOCATION

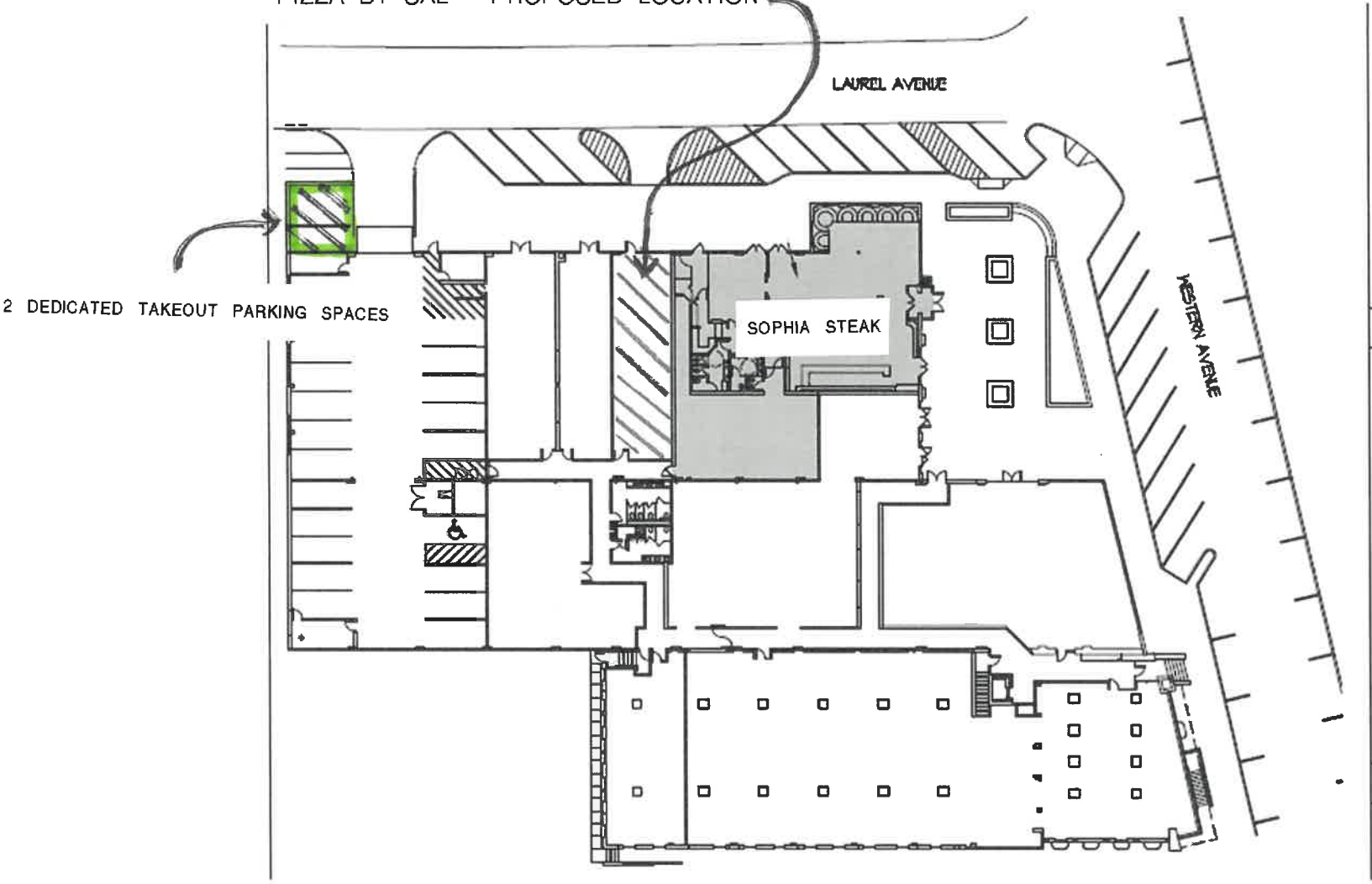




Image capture: Nov 2018 © 2023 Google

