

The City of Lake Forest
Zoning Board of Appeals
Proceedings of the April 30, 2018 Meeting

A regular meeting of the Lake Forest Zoning Board of Appeals was held on Monday, April 30, 2018 at 6:30 p.m., in the Council Chambers at City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Zoning Board of Appeals members present: Chairman Louis Pickus and Board members Nancy Novit, Kevin Lewis, Richard Plonsker, Mark Pasquesi, Michael Sieman and Lisa Nehring

Zoning Board of Appeals members absent: None

Staff present: Michelle Friedrich, Planning Technician and Catherine Czerniak, Director of Community Development

1. Introduction of Board members and staff, overview of meeting procedures.

Chairman Pickus reviewed the role of the Zoning Board of Appeals and asked members of the Board and staff to introduce themselves.

2. Consideration of the minutes from the April 3, 2018 meeting.

The minutes of the April 3, 2018 meeting were approved as submitted.

3. Consideration of a request for approval of front and side yard setback variances to allow construction of attached and detached two car garages and expanded pavement areas within the side and front yard setbacks on property located at 81 W. Laurel Avenue.

Owners: James and Linda Estes

Representative: Michael Breseman, architect

Chairman Pickus introduced the agenda item and asked the Board for any Ex Parte contacts or conflicts of interest.

Board member Sieman stated that he met Mr. Estes while at the site but did not discuss the substance of the petition. He stated that he will be able to consider the petition objectively.

Chairman Pickus invited a presentation from the petitioner and swore in all those intending to speak.

Mr. Breseman introduced the petition and reviewed the history of the property, the Four Winds. He noted that prior to his involvement in the project, a three car garage

was proposed, but the concept was rejected by Landmarks Illinois, the entity that holds a Façade Easement on the residence, and as a result, has approval rights over changes on the property. He noted that the existing detached garage is non-conforming to the zoning setbacks. He reviewed the proposed plan explaining that the existing detached garage will be removed and replaced with two garages, one attached, and one detached. He noted that the detached garage is removed from the attached garage and skewed to minimize the impact to the historic character of the property. He stated that the amount of impervious surface on the site will increase by one percent to accommodate the new garages. He reviewed the unique conditions including the siting of the historic home and the expansive historic gardens. He pointed out the original coach house, now located on a separate lot to the west and used as a residence, and noted its siting in relation to the property lines. He presented the proposed landscape plan prepared by Teska Associates. He noted that a house of this size and prominence deserves at least a three car garage adding that the proposed plan also addresses a safety issue by enclosing the existing porch and linking it to the new attached garage. He reviewed the proposed siting of the detached garage and noted that in the 1931 landscape plan, the shed was located about 100 feet from the estate house setting a precedent for a detached structure. He noted similarities in the siting of the detached garage to the pattern of development in the area. He reviewed earlier alternative site plans that were considered noting that they were not respectful of the historic character of the residence and were rejected by Landmarks Illinois. He stated that the current plan has the support of Landmarks Illinois because the massing, siting and height of the garages are subservient to the historic residence. He reviewed the trees proposed for removal noting that the original intent was to save key trees on the site however, they were found to be in declining and a hazardous condition. He reviewed the additional plantings proposed to screen the garages.

Ms. Friedrich explained that a side yard setback variance is requested to allow construction of an attached two car garage, and front and side yard variances are requested for the proposed detached garage. She described the modifications proposed to the driveway to accommodate the new garages pointing out that at some points, the driveway will be wider than 16 feet, the maximum width permitted in the front yard setback. She stated that the owners' goals are to gain functional garage space consistent with today's standards and to respect the historic character of the property. She stated that the house is a Contributing Structure to the Green Bay Road Historic District. She noted that the siting of the home and gardens limit the options for siting appropriately sized garages on the property. She noted that the original coach house was subdivided off from the property in 1956 to establish the outbuilding as a separate single family residence, thereby preserving it. She noted that approval of the subdivision left the property without an adequate garage. She noted that the proposed replacement garages are generally located in the footprint of the existing garage and driveway. She clarified that Landmarks Illinois is a statewide preservation agency and holds a Façade Easement on the residence and serves as an additional reviewing body for this petition. She noted that the City's Historic

Preservation Commission reviewed this petition at the April meeting and voted in favor of the plan as presented. She stated that the property owners are working closely with the City's Arborist to identify trees worthy of preservation and on developing a plan for enhanced plantings on the site to screen the garages from views from the west and south. She noted that the staff report provides findings in support of the variances and offers recommended conditions of approval.

In response to questions from Board member Lewis, Mr. Breseman clarified that the larger dimension is to the corner of the building, the smaller dimension is to the edge of the gutter.

In response to questions from Board member Lewis, Ms. Friedrich confirmed that the variance is granted based on the point of furthest encroachment which in this case, is the edge of the eave.

In response to questions from Board member Nehring, Mr. Breseman explained that a fence and gate connects the attached and detached garages. She explained that setbacks for principle structures apply to the attached garage, and accessory structure setbacks apply to the detached garage.

In response to questions from Chairman Pickus, Mr. Breseman clarified that in addition to review by the Board, the project requires review by the City's Historic Preservation Commission and Landmarks Illinois, but no other agencies.

Hearing no further questions from the Board, Chairman Pickus invited public testimony.

Katherine Bills, representing the Knauz family, the owners of the neighboring property to the west, stated that the Knauz family has been a part of the Lake Forest community for many years. She noted that they have lived in the neighboring house, 125 W. Laurel Avenue, since the 1960's. She requested that the petition not be approved as presented. She stated that the family supports variances to some extent, but not as proposed. She stated that the Knauz family does not want to have a wall where landscaping exists today.

Bill Redfield, 60 Asbury Court, stated he and his wife owned the Four Winds property for 42 years. He noted that he and his wife put much time and money into the property. He stated support for the petition as presented.

Jim Estes, property owner, stated that he and his wife remain in contact with Mr. Redfield. He noted that the house was on the market for four years prior to his family buying it. He stated that the property does not have an appropriate garage for the house and stated he knew that a new garage would need to be constructed when he purchased the house. He stated that the enclosure of the porch is proposed to provide safe access to the garage, in all weather. He stated that earlier concepts envisioned one larger garage, instead of two smaller garages, noting that the current

proposal was determined to best preserve the historic integrity of the house. He stated that he is happy to work with the Knauz family to mitigate the impacts of the new garages on the views from their property. He stated that it is important that old homes be upgraded and modernized, in a respectful way, to meet today's needs.

Nettie Zadeikis, 750 Morningside, noted that she is a Lake Forest resident, but does not live near the property. She stated that in her opinion, the proposed plan appears to be better than the earlier plans. She agreed that if properties are to be preserved, projects like this must be accommodated.

Chairman Pickus asked for further public testimony and hearing none, he returned the discussion to the Board.

Board member Nehring observed that the plan as proposed does not appear to result in a wall along the west property line given the siting of the proposed garages. She added that it appears that a great deal of landscape screening is proposed in that area.

In response to questions from Board member Plonsker, Mr. Breseman stated that no grade change is proposed. He noted that the attached garage will be stucco and the detached garage will be cedar shingles, to differentiate it from the house.

In response to a question from Board member Novit, Ms. Friedrich stated that the Knauz home is 57 feet west of the shared property line. She confirmed that the required side yard setback is 20 feet in the R-4 district for principal structures.

Board member Lewis noted that he is unclear on the specifics of the objection from the neighbor.

Chairman Pickus stated that clearly, the proposed structures will add mass to the property, but noted that additional landscaping is proposed. He suggested that the neighbor be offered the opportunity to have input into the proposed plantings along the west property line.

In response to questions from Board member Nehring, Mr. Breseman confirmed that the proposed garage is taller than the existing garage. He noted that from a massing perspective, the project adds about three to four percent of building mass to the site.

In response to questions from Board member Plonsker, Ms. Bills stated that the Knauz' are concerned about viewing a solid wall of a structure, instead of landscaping. She noted that several large trees are proposed for removal creating a different environment along the property line than exists today.

In response to concerns raised by the neighbor, Ms. Czerniak pointed out that the garages are sited to minimize the appearance of a solid wall from the west. She

clarified that several of the large trees along the shared property line need to be removed whether or not this project proceeds due to poor condition.

Board member Lewis stated support for removal of the existing garage. He stated that the plan presented is a good option for the property for the long term. Board member Pasquesi agreed with Board member Lewis adding that the project as proposed preserves the historic integrity of the house and gardens. He commented that large, historic properties can remain on the market for an extended time. He stated that the project will be an improvement to the neighborhood.

Board member Nehring observed that the existing garage creates more of an imposing wall to the west, than the new garage. She stated that the plan is thoughtful and presents a concept for the available space.

Board member Sieman stated support for the petition and for enhancing older homes to keep them attractive to today's buyers. He stated that the plan presents a good compromise adding that the proposed landscaping will improve upon what exists today.

Chairman Pickus concurred with the comments offered by the Board. He stated that the project will bring the property up to today's standards. He suggested a condition of approval requiring the petitioner to consult with the Knauz family to get their input on the proposed landscaping along the west property line. He invited a motion.

Board member Nehring made a motion to recommend approval to the City Council of variances consistent with the site plan presented to the Board:

- A variance to allow the attached garage to encroach no closer than 1'3" to the side (west) property line, at the point of furthest encroachment (including 6" for field modifications).
- A variance to allow the detached garage to encroach no closer than 2'3" to the side (west) property line and no closer than 17'2" to the front (north) property line (including 6" for field modifications).
- A variance to allow a driveway width of up to 32 feet within the front yard setback (including 6" for field modifications).

She stated that the motion is based on the findings presented in the staff report the following conditions.

1. A Tree Protection Plan shall be submitted detailing how trees identified for preservation will be protected. The plan will be subject to review and approval by the City's Certified Arborist. The plan shall include protective fencing and if determined to be appropriate by the City Arborist, pre and post construction treatment measures.
2. A landscape plan shall be submitted detailing in particular, plantings along the west and north property lines to replace existing trees and vegetation and screen the new garages. The property owner to the west shall be consulted and given the opportunity to offer input during the development

of the final plan. The final landscape plan shall be subject to approval by the City Arborist.

3. If, due to the time of year, plantings in full conformance with the approved landscape plan cannot be completed prior to the issuance of a final Certificate of Occupancy, a bond shall be posted in the amount of 110% of the cost of materials and labor to assure plantings within 30 days of the start of the next planting season.

The motion was seconded by Board member Pasquesi and was approved by a vote of 7 to 0.

4. Consideration of a request for approval of amendments to an existing Special Use Permit to allow outdoor dining on a limited basis at The Gallery. The property is located at 202 Wisconsin Avenue.

Owner: Amador & Silveria Vasquez

Representative: Cecilia Lanyon, business owner

Chairman Pickus introduced the agenda item and asked the Board for any Ex Parte contacts or conflicts of interest. Hearing none, Chairman Pickus invited a presentation from the petitioner and swore in all those intending to speak.

Ms. Lanyon introduced herself and her partner, Dominic Zumpano, as owners of The Gallery. She requested an amendment to the existing Special Use Permit for their business. She explained that the current Special Use Permit authorizes a restaurant and approval of outdoor dining is now requested. She stated that since the original approval, business is growing. She stated that use of the patio is proposed five nights a week adding that there will be no amplified sound. She stated that the proposed hours for patio dining are Tuesday through Thursday 5 p.m. to 9 p.m., and Friday and Saturday, 5 p.m. to 10 p.m. She stated that dim lighting is proposed on the patio. She stated that the patio will accommodate about 30 diners adding that most parties are two to four people. She stated that she was born and raised on Oakwood Avenue, just down the street from the business, and values and respects the neighborhood. She reviewed her ideas for proposed plantings and a sound curtain to minimize any noise impacts on neighbors. She stated that there is a demand for outdoor dining during the warmer months.

Ms. Czerniak stated that the Special Use Permit for The Gallery restaurant was approved last year. She noted that as originally presented, dining on the patio was included as part of the petition for the restaurant and was supported by the Plan Commission. She explained that in response to the concern from a neighboring property owner that she was not in town when the Plan Commission meeting was held, the petitioners eliminated the patio from the petition to allow the restaurant to get up and running and to gain an understanding of the impact, or lack of impact, on the neighborhood. She stated that since the restaurant opened, the City has not received a complaint. She stated that the patio is existing and predated the restaurant use and

presumably, was used in some manner in the past. She stated that the patio is approximately 1,600 square feet and based on life safety requirements, the maximum capacity on the patio is 50 people adding however that the petitioners intend to limit diners on the patio to 30 people at a time, seated for table service. She noted that the petitioners stated that reception type events will be held only inside the building. She noted that the business districts are adjacent to residential areas resulting in some challenges, as well as benefits. She noted that conditions of approval are offered in the staff report along with findings supporting approval of the petition.

In response to questions from Chairman Pickus, Ms. Lanyon confirmed they can meet the conditions presented by staff.

In response to questions from Board member Nehring, Ms. Lanyon confirmed that six trees are proposed to cover the gap between the garages near the patio.

In response to questions from Board member Sieman, Ms. Lanyon confirmed that as the art gallery grew in popularity, dining was allowed on the site, including on the patio, prior to understanding that a restaurant required a special use permit. She stated that upon notification from the City, they ceased restaurant operations and applied for the required special use permit.

In response to questions from Board member Nehring, Ms. Lanyon explained that nine tables are proposed in the center of the patio.

Chairman Pickus invited public testimony and swore in those intending to speak.

Megan Hayes, 811 Oakwood, stated that her property is directly adjacent to the restaurant. She stated that the proposed trees will conflict with the overhead wires. She stated that she did not receive notice of the Plan Commission meeting last fall. She read her letter from August 16, 2017 to the Plan Commission. She showed photographs of her property noting that she will lose her privacy. She stated support for the restaurant but noted that outdoor dining is not appropriate. She voiced concern that sound will bounce off the 222 Wisconsin Avenue building toward her property. She stated that a trellis will not create a sound barrier. She stated that she spent time and money on her house and back yard, and would like the area to remain quiet and her property value to remain stable.

Joanna Rolek, Executive Director of the Lake Forest/Lake Bluff Chamber of Commerce stated support for a compromise and the conditions of approval suggested by staff. She stated that food and experiences are welcome and necessary in business districts today. She noted that the neighborhood adjacent to The Gallery is located within walking distance of many businesses. She stated that the ability for restaurants to offer outdoor dining can make up for a deficient the rest of the year. She noted that outdoor dining is necessary to compete with other restaurants in the area. She stated that there are 50 restaurants in Highwood and Highland Park, and almost 100 in

Libertyville. She stated that The Gallery is a jewel adding that the limited hours are a good compromise.

Nettie Zadeikis, 750 Morningside Drive, encouraged all parties to work together in the spirit of community. She stated that she has been to The Gallery twice and has a high opinion of it noting that it is also rated high on social media. She stated that she would like to see this highly successful new business supported by the community. She acknowledged the potential impacts on the neighbors but questioned whether it would be better to have empty streets and buildings. She stated that the neighborhood has been adjacent to the business district for a long time. She suggested that a water fountain or other white noise could help to mask the noise from diners. She stated that in her opinion, the pros outweigh the cons in this petition.

Deb Fischer, local realtor and member of the City marketing group, stated that she is speaking on her own behalf. She noted that a recent community survey indicated that residents want more dining options. She stated that it is important to bring younger home buyers to the area and an urban vibe will help to do that. She stated that the vibrancy of the business district is important, within walking distance of neighborhoods. She noted the vibrancy of the Libertyville business district.

Philip Ross, 213 Hancock, Lake Bluff, Vice President of Artists on the Bluff, stated that The Gallery is a promotion of the arts in combination with a restaurant. He stated that enhancing the offerings at the restaurant will expand that relationship. He stated that Ms. Lanyon and Mr. Zumpano are very sensitive to the neighbors. He stated this business helps the arts and artists.

Allison Tompkins, 20 year resident of Lake Forest, currently living in Lake Bluff, stated that she works on monthly exhibits at The Gallery. She stated that Ms. Lanyon carefully monitors all activities at the restaurant to assure that neighbors are respected. She stated that the owners of The Gallery will go above and beyond expectations.

Hearing no further requests to speak, Chairman Pickus returned the discussion to the Board.

In response to questions from Board member Nehring, Ms. Lanyon confirmed that the trees will be staggered along the property line.

In response to questions from Board member Lewis, Ms. Lanyon confirmed that the hours as proposed are workable. She stated that the kitchen will close an hour before closing time.

In response to questions from Chairman Pickus, Ms. Lanyon stated that the 10 p.m. closing time on Friday and Saturday is important to diners.

In response to questions from Board member Plonsker, Ms. Lanyon confirmed that tables could be spaced further apart. She stated that the business does not attract a wild group.

In response to questions from the Board, Mr. Zumpano stated that there is no bar at the restaurant, which limits rowdiness.

In response to questions from Board member Nehring, Ms. Lanyon confirmed that no music is proposed on the patio and a curtain is proposed to mitigate sound.

In response to questions from Board member Lewis, Ms. Lanyon confirmed that indoor/outdoor strings of lights are in place above the patio. She stated that there are two larger lights on the building which were there when they moved in and they simply changed the light bulbs. She noted the location of the lights at the building corners.

In response to questions from the Board, Ms. Czerniak confirmed that staff can work with petitioners on appropriate lighting for the patio and building exterior.

In response to questions from Board member Plonsker, Ms. Czerniak confirmed that staff can also work with the petitioners to explore ways to mitigate sound from the patio. She cautioned that not all noise will be mitigated.

In response to questions from Board member Plonsker, Ms. Lanyon confirmed that the patio will not be rented out for third party events. She confirmed that they will be responsible for activities on the patio.

In response to questions from Board member Sieman, Ms. Czerniak confirmed that proper notice was sent prior to the Plan Commission meeting last year. She stated that the vacancy rate in the City's business district is low in comparison to other communities. She confirmed that limited outdoor dining occurred on the patio last year before the business owners were aware of the need for approvals. She confirmed that currently, the restaurant has a BYOB liquor license.

Board member Pasquesi noted that he respects the neighbor's concerns about noise impacts from the patio. He expressed surprise at the difference in the number of restaurants in Lake Forest in comparison to other communities. He stated that a flourishing business should be supported by the community.

Board member Nehring stated that the business owner is trying to be accommodating by not having music on the patio, adding landscaping, and limiting seating. She stated that this appears to be a reasonable request. She commented that MLG has outdoor seating and is busy during the summer months.

Board member Plonsker expressed appreciation for the concerns of the neighboring property owners, but stated that he is inclined to support the request given the restaurant owners' commitment to working to address the issues raised.

Board member Novit agreed with the comments of the other Board members. She stated she lives in a neighborhood where the homes are close together noting that some people are very social and there can be impacts on neighbors. She stated that it appears that the business owners are trying to work with the neighborhood.

Board member Sieman compared this petition to the College petition due to the adjacency of different types of uses. He suggested that perhaps a one year approval could be granted to allow time to assess the impacts as was done with the College.

Chairman Pickus expressed interest in considering a trial period. He noted however that the noise levels, and the source of the noise, will be difficult to quantify.

Board member Nehring stated that the business owners will be reluctant to invest in improvements if the approval is only for a limited time.

Board member Novit agreed that it will be difficult to measure the noise level.

Ms. Czerniak noted that there are accepted standards for noise levels in residential areas. She stated that noise levels could be measured against accepted residential levels.

Board member Novit stated that it may not be reasonable to apply a residential standard to this commercial property. She cautioned that the restaurant should not be set up to fail.

Hearing no further comments from the Board, Chairman Pickus asked for a motion.

Board member Lewis made a motion to recommend approval of an amendment to the Special Use Permit as requested to allow outdoor dining on the existing patio. He stated that the motion is based on the findings presented in the staff report and the recommendation is subject to the following conditions.

1. A maximum of 30 restaurant patrons may occupy the patio at any one time.
2. Use of the patio is limited to table dining. No cocktail type receptions are permitted in the patio area.
3. The patio is permitted to operate only from 5 p.m. until 9 p.m., Tuesday through Thursday and 5p.m. until 10 p.m. Friday and Saturday, from May 1st to October 31st, weather permitting.

4. Staff clean-up of the patio must be completed within 15 minutes after the closing time noted in Condition 3 and all exterior lights, except for those required by Code for life safety, must be turned off at that time.
5. No outdoor speakers of any type are permitted on the building and no amplified music or amplified sound of any type is permitted on the patio.
6. Exterior lighting on the building and patio shall be limited in intensity and directed downward to minimize impacts on the residential neighbors and is subject to final approval by staff. A permit must be obtained prior to the installation of any new exterior lighting. The existing lighting on the building will be shielded to minimize impacts on the neighbors.
7. The patio must be enclosed by a fence which shall remain closed except in an emergency.
8. No gathering or loitering of restaurant patrons or staff is permitted outside of the fence enclosure for the patio.
9. No tents or canopies are permitted on the patio.
10. An adequate emergency pedestrian exit gate must be provided at the rear of the patio. The location and type of fence is subject to review and approval by the City's Fire Prevention Bureau and the Director of Community Development.
11. The screening along the west side of the patio shall be enhanced to buffer the neighboring homes from noise, lights and activity on the patio. This condition recognizes the limited space within which to add plant materials and other sound attenuating materials.
12. Sound levels should be periodically measured within the adjacent neighborhood to verify that they are within the accepted range for residential properties. If the levels consistently are found to be outside of the acceptable residential range, corrective action shall be taken to mitigate off site impacts.
13. Rental of the patio area to third parties is not permitted. The activity on the patio shall remain under the control and direction of The Gallery business owners.

The motion was seconded by Board member Plonsker and was approved by a vote of 4 to 3 with Board members Pasquesi, Novit and Nehring voting nay because they oppose the burden placed on the business owners by condition 12 pertaining to periodic noise measurements.

Chairman Pickus called for a 5 minute recess.

**5. Continued consideration of updates to the Elawa Farm Master Plan and amendments to the associated Special Use Permit. Elawa Farm is located at 1401 Middlefork Drive. No action is scheduled on this matter at this time.
Owner: The City of Lake Forest**

Representatives: City Staff and Elawa Farm Tenants

Chairman Pickus asked the Board for any Ex Parte contacts or conflicts of interest. Hearing none, he noted that he previously declared a conflict of interest on this matter but explained that the conflict no longer exists and stated that he will be able to consider this petition objectively moving forward. He invited a presentation from staff.

Ms. Czerniak explained that comments to date from various parties, including comments from the Board at the prior meeting on this petition, were all used to guide the working draft that is before the Board for discussion and input. She noted that some changes were made to the format of the Plan to make it more user friendly. She suggested that the Board may want to walk through the Plan section by section, ask questions and offer comments, and invite public comment before providing direction to staff and moving on to the next section. With the concurrence of the Board on that approach, she reviewed the proposed updates to the Vision Statement in the Plan.

Board member Novit suggested that the reference to fundraising be left in this section noting that it is important to the long term sustainability of Elawa Farm. She acknowledged that the Master Plan does not need to specifically speak to how various aspects of Elawa Farm are funded.

In response to a question from Board member Sieman, Ms. Czerniak stated that the acreage of the City ownership, including the park and Elawa Farm, is 16 acres.

Hearing no further questions from the Board, Chairman Pickus invited public testimony on the Vision Statement section.

Joanne Miller, Executive Director of the Elawa Farm Foundation, offered some corrections to the language. She asked that the Vision Statement reference farming since one of the goals of Elawa is to teach people about the history of Gentleman's Farms. She agreed that fundraising should be referenced noting that if another building is constructed on the site, fundraising will be necessary to support the new construction and ongoing maintenance.

Nettie Zadeikis, 750 Morningside, noted that the Vision Statement mentions the sensitive natural areas surrounding Elawa Farm. She suggested that a map should be included to show Elawa Farm in the context of the larger area. She questioned how

the proposed freight train siding rail will affect the Middlefork Savanna and suggested that residents should be made aware of the issue.

Rob Carmichael, Wildlife Discovery Center Program Manager, stated that he reviewed the draft document and found it to be worded well. He stated that it may be important to note the nearby Middlefork Savanna and asked that consideration be given to the description of the Natural Area pointing out that the trails in that area are used by the Wildlife Discovery Center.

In response to questions from Board member Nehring, Mr. Carmichael confirmed that the Wildlife Discovery Center's purpose is to provide a learning opportunity for those interested in wildlife.

Maureen Anger, 1165 Acorn Trail, stated that she enjoys many aspects of Elawa Farm. She noted sensitivity around the language relating to market sales and rental revenues. She noted that Craig Bergmann may be bringing a petition forward soon requesting approval for sales and rental events on his property as well. She noted that Craig Bergmann's business is growing, like the activity level at Elawa Farm. She asked that the Board be sensitive to the impact rental events have on the overall area including Acorn Trail, the Summerfield neighborhood and the Middlefork Subdivision. She stated that preserving the area as a good place to live and visit is important.

Conner Walsh, 1360 Middlefork Drive, questioned whether or not new structures should be included in the Vision Statement and asked what the construction of new structures would mean for the types and intensity of activities in the existing buildings. He asked the Board to be sensitive to the overall level of activity at Elawa noting that new structures will add to the activity on the site.

Board member Novit stated that it is reasonable to expect that if new structures are built on the site, there will be more activities. She suggested that this issue could be addressed in the Use Areas section of the Master Plan.

Board member Lewis noted that the reference to new structures could also apply to a replacement building if an existing building reached the end of its life.

Chairman Pickus reminded the Board that a separate study was done to assess the space needs of the Elawa Farm Foundation and the Wildlife Discovery Center and concluded that both uses can be accommodated on the site, however, a new building for the Wildlife Discovery Center could help to ease current conflicts over the use of the space.

Board member Sieman noted that a new structure and the capacity of the site are two different things. He agreed that a map should be included showing Elawa Farm in the context of the larger Middlefork Savanna. He agreed that farming should be referenced in the Vision Statement as a learning opportunity. He stated that given the size of the property there could be an opportunity to showcase farming in some way,

on the site. He pointed out that there is a difference between one time funding and funding for ongoing maintenance and operations.

Board member Nehring agreed that farming should be referenced along with the Lake County Forest Preserves District.

Chairman Pickus agreed that farming should be referenced in bullet number #2. He stated that bullet points #5 and #6 are too specific with respect to revenue sources. He stated that consideration should be given to whether bullet point #7 should be in the Vision Statement or maybe the Use Areas section.

At the request of Chairman Pickus, Ms. Czerniak reviewed the draft revisions to the Use Areas section. She noted that some clarifying language is added and noted that Elawa Park is recognized as a separate entity, not governed by the Master Plan. She noted that views in the Entrance Corridor are identified since they have been highlighted in some discussions as an important aspect as one approaches Elawa Farm and from the Middlefork neighborhood. She stated that to preserve the views, no sight obscuring fences, structures or tents are permitted in the Entrance Corridor. She stated that language was added about parking on Middlefork Drive but noted more discussion is needed around that issue.

Hearing no questions or comments on the Entrance Corridor, Chairman Pickus invited a review of the next area by staff.

Ms. Czerniak reviewed draft changes to the Garden Area. She stated that input was received that household gardens and a small bee keeping area located near the caretaker's cottage, outside of the garden area, should be recognized. She noted that language was added to clarify that the root cellar is not for public use for safety reasons. She stated that the Elawa Foundation requested that the Master Plan allow the opportunity for a shed in the garden area. She noted that at the last meeting, the Board suggested that "residentially scaled" be defined. She stated that the plan now references sheds as permitted on residential properties. She noted that the Foundation requested that "farm scaled" sheds be permitted on the site. She asked for Board direction on this item. She also asked for Board direction on whether or not farm animals should be permitted on the site and if so, to what extent; how many, what types, in what facilities and how often. She noted that farm animals could be allowed on the site on a limited basis and suggested that if that approach is taken, some parameters be established to provide clarify around what is intended. She stated that Board input is also needed on whether or not rental events should be permitted in the garden. She noted that neighboring property owners have stated that rental activities in the garden are disruptive to the neighborhood.

In response to questions from Board member Lewis, Ms. Czerniak clarified the boundaries of land owned by Lake Forest Open Lands adding that those areas are not covered by the Master Plan. She noted that the maps in the Master Plan were revised

to reflect the current configuration of Elawa Farm, which is owned by the City. She noted that draft maps were also provided to the Board reflecting modifications to the boundaries of the Common Area and the Natural Area.

In response to questions from Chairman Pickus, Ms. Czerniak clarified that the language “no dimension exceeding 12 feet for a shed” is consistent with the parameters in the Code for a residentially scaled shed.

In response to questions from Board member Novit, Ms. Miller stated that the shed should not be limited to 12 feet because it is not yet known how the sheds will be used. She stated that she expects that a new shed on the property would require review by the Historic Preservation Commission and suggested that the appropriate size could be determined through that process. She stated that the shed is intended to enhance garden operations noting that currently, space inside the hay barn is used for storage.

Chairman Pickus asked that further work be done on the language around sheds and be brought back to the Board for further consideration.

In response to questions from Board member Sieman, Ms. Czerniak reviewed the boundaries of the Garden Area, pointing out the south area of the garden where bee hives are currently located. She suggested that if farm animals are allowed, this would be an appropriate area since they will need to be kept away from the Wildlife Discovery Center to adhere to licensing requirements. She noted that the Zoning Code permits farm animals on properties of ten acres or more adding that any farm structures must be setback 200 feet from all property lines. She stated that the Elawa Farm totals about eight acres.

In response to questions from Chairman Pickus, Ms. Czerniak noted that permanent structures are anchored to the ground in some manner. She confirmed that the Special Use Permit can establish criteria that are unique to this site which may differ from standard Code requirements.

In response to questions from Board member Plonsker, Ms. Miller confirmed that the Elawa Farm Foundation will take care of the farm animals. She stated that the Foundation has had farm animals on the site before. She stated that metal posts and cattle panels can be used to confine the animals. She stated an interest in having a few chickens on the property. She noted that in the past, they kept lambs on the property for six weeks. She stated that it was a successful event. She stated that the types of programs will depend on what is permitted in the Master Plan and Special Use Permit. She stated that at this time, the Foundation does not know how they would like to utilize farm animals on the site.

Chairman Pickus invited public comment on the Use Areas reviewed to date.

Katherine Duffy, 1102 Emmons Court, stated her understanding that the goal has always been to keep parking for Elawa Farm off of the residential streets. She expressed concern about the language relating to parking on the residential streets in the Entrance Corridor section of the Plan.

Board member Novit questioned how parking on residential streets can be prevented for public events. She noted that parking occurs on residential streets near other parks.

Mr. Walsh stated there have been some near accidents due to parking on the streets causing limited visibility. He noted that he does not want parking in front of his house for Elawa Farm. He stated however that he would like to be able to park his own car in front of his house or allow his visitors to do so.

Ms. Duffy stated that the Middlefork Farm Homeowners' Association is concerned about odors and noise from farm animals. She stated that there are also concerns that farm animals will attract predators to the area and to the neighborhood. She stated that the HOA is concerned about private events, ceremonies and receptions in the garden area stating that private events are not appropriate near the homes.

Diane Fitzsimmons, Elawa Foundation President, stated that there will not be odors from a few sheep kept on the site for a short time. She noted there are already coyotes in Middlefork and farm animals will not attract more. She stated that the farm animals are put away in the building at night. She stated that the garden is a public area and is open for anyone to walk through and access is not limited to just gardeners. She agreed that tents could be prohibited but stated that a 20 minute wedding ceremony should be permitted.

Chris Vernon, 3 Oxford Road, stated that his wife works at Elawa Farm adding that he spends time there. He noted that there are herb gardens now outside of the larger garden areas and asked that they be recognized. He stated that parking can be an issue on days when events are held at the Farm or Forest Preserve and on street parking is sometimes needed.

Ms. Miller suggested that Elawa Park and future bathrooms not be mentioned in the Master Plan since they are not governed by the Plan. She suggested that consideration be given to installing a public sidewalk along the south side of Middlefork Drive, in the Entrance Corridor, to provide easier access to the garden. She stated that ceremonies of up to 200 people should be permitted in the Garden consistent with the number permitted at events elsewhere on the site. She stated that currently, ceremonies are not happening in the garden.

Mr. Walsh asked the Board to find the proper balance between the neighborhood, the events at Elawa Farm and the park, and private rental events. He stated that the Master Plan does not clearly speak to the need to find the proper balance for the

area. He asked that the Board keep in mind that there are running events, soccer games and other events held in the neighborhood as well what occurs at Elawa Farm. He stated that the streets were not built for high volumes of traffic, at all times of the day and night. He questioned whether the garden would still be open to the public during private ceremonies.

Hearing no further requests to speak from the public, Chairman Pickus returned the discussion to the Board.

Board member Novit suggested that consideration be given to whether the parking lot should be expanded to accommodate the various uses.

Board member Nehring suggested that parking could be limited to one side of the street.

Chairman Pickus noted that as written in the draft, on street parking should not be permitted for private events. He asked that staff look further at the language related to parking.

Board member Lewis stated that it may be difficult to limit parking on the street given the different users.

Board member Plonsker noted that there are development and anti-development forces involved in this discussion. He expressed concern that Elawa Farm is being pushed past the point of utilization that was intended. He questioned what is pushing the continuing ramping up of activities at the site. He cautioned the Board members to remember what the original vision was for the site and not be focused on how to accommodate more buildings, more parking and more activities. He said that the Board should be careful not to support over development or over use of the site.

Board member Nehring agreed that it is important to find the right balance for all parties but noted that people have now discovered Elawa Farm and it was intended to be available for the public to enjoy. She stated that people should not be denied the opportunity to take advantage of the site.

Board member Plonsker said that the Board should deny over development and over use of the site in a way that encroaches on the neighborhood and creates problems.

Board member Lewis provided direction to staff stating support for adding language encouraging a sidewalk along the south side of Middlefork Drive and recognizing that small, household type gardens exist outside of the garden area, near the buildings. He stated support for beekeeping on the site and allowing the opportunity for farm animals, in some limited fashion. He suggested that staff look at the conditions under which farm animals are currently permitted within the City. He stated that he is still

uncertain about how to address private events and parties. He stated support for prohibiting tents in the garden.

Board member Sieman stated agreement with most of the comments made by Board member Lewis. He stated that some information is needed in the Master Plan to provide an understanding of Elawa Park and its relationship to Elawa Farm, and an understanding of the shared use of the Common Area. He suggested tabling the discussion about parking until there is more clarity on how private events will be treated. He stated that there could be parking restrictions on streets, but noted that neighbors should be able to have the benefit of on street parking for personal use. He stated that the Board should be mindful of critical mass and whether activities and uses at Elawa Farm are getting too big. He stated support for providing educational opportunities around farming at Elawa Farm noting that it is historically, a farm. He stated support for allowing farm animals, in some capacity, on the site.

Chairman Pickus stated that further work is needed on the language relating to sheds to balance the need for new structures to be compatible with the farm buildings, but functional as well. He stated that the Board, at some point, will need to decide whether or not private events should be permitted in the garden. He stated that at this point, the Board should not be focused on fine tuning the language, but providing direction on the various issues. He reminded the Board that the Master Plan is a work in progress.

Board Nehring stated that it appears that most Board members are supportive of farm animals on the site in a limited capacity.

In response to a question from Board member Nehring, Ms. Czerniak said that the Master Plan could recommend the installation of a sidewalk on the south side of Middlefork Drive, north of the Garden. She stated that funding and timing for construction of the sidewalk would be considered through the City Capital Improvement Process which is part of the City budget process.

In response to questions from the Board around the discussion of whether or not private events should be permitted in the Garden, Ms. Miller said that currently, 99% of wedding ceremonies are held in the area west of the Garden, and east of the farm building. She stated that after the ceremony, people often wander through the Garden and take photos. She stated that in the past, some ceremonies were held east of the Garden, on Open Lands' property however, Open Lands asked that ceremonies not be held on their property so the practice was stopped. She stated that a small wedding was also held in an open area in the Garden in the past. She stated that they would like to be able to have small ceremonies in the Garden with 10 to 15 people but asked that there be flexibility to have larger groups as well noting that events of up to 200 people are permitted at Elawa Farm by the Special Use Permit. She stated that a small group is not destructive to the Garden. She noted that

in the future, the Garden design may change creating a larger space for a ceremony and stated that they would like flexibility to use the Garden in that way.

Ms. Czerniak clarified that the garden is not called out as a permitted location for ceremonies or private rental events in the current Master Plan and Special Use Permit. She stated that given past experience, it is important to establish clear parameters around what is, and what is not permitted.

In response to questions from Board member Pasquesi, Ms. Miller confirmed that the Farm to Table Dinner, a fund raising event for Elawa Farm, is held in the area west of the Garden. She confirmed that during that event and other events, people walk through the Garden. She stated that people are always welcome to walk through the Garden on the grass paths.

Board member Lewis said that his understanding is that if ceremonies are held in the garden, they would be small. He stated that some definition should be put around that use if it is to be permitted in the Garden.

Hearing no questions about the sections discussed to date, Chairman Pickus asked staff to review the Buildings and Associated Grounds section of the draft Master Plan.

Ms. Czerniak reviewed the maps of the building and grounds. She noted some suggested language clarifications. She stated that the draft Plan identifies the current use of the Gardener's Cottage to support the Wildlife Discovery Center. She noted that the language identifying the Cottage as a rental space needs further clarification because the cottage is not intended for private rentals. She stated that the Master Plan is drafted based on the current long term tenants and acknowledged that if the tenants and uses change, the Master Plan would likely need to be further amended. She noted that based on comments received, there may need to be some clarification around what is meant by public hours. She explained that currently, the restrooms in the farm buildings serve not only employees and visitors at Elawa Farm, but also people using the park and Forest Preserve. She stated that during public hours, the restrooms must remain accessible to those in the building and to the public using outdoor spaces. She stated that there are plans to construct a stand alone restroom building to serve the various users at some time in the future but noted that funding is not yet available. She noted that language was added to clarify that even during private rental activities, a path for emergency access must be maintained between the two farm buildings.

In response to questions from Board member Nehring, Ms. Czerniak confirmed that the potential for a future stand alone restroom is noted in the Common Area section of the Master Plan.

In response to questions from Board member Sieman, Ms. Czerniak confirmed that the original approval documents for Middlefork Farm require that a parking lot of at least

40 spaces be available for use by Forest Preserve patrons. She confirmed that the approvals also require that access to a restroom be available for Forest Preserve users.

In response to questions from Board member Nehring, Ms. Czerniak confirmed that the occupant of the caretaker's cottage is not responsible for overseeing the overall Farm at the present time, only the Wildlife Discovery Center.

Hearing no further questions from the Board, Chairman Pickus invited public comments on the section under discussion.

Ms. Miller stated that a joint restroom was supposed to be built to serve the outdoor users of the area, but was never built. She stated that as a result, the restrooms in the farm buildings are used.

Ms. Fitzsimmons stated that the Gardener's Cottage is part of the farm and should not be separated out as part of the Wildlife Discovery Center. She stated that the cottage is currently leased to the Wildlife Discovery Center.

Mr. Carmichael explained that having a caretaker on the site, in the Gardener's Cottage, is a requirement of significant donor dollars. He stated that the dollars are tied to the availability of the cottage to assure proper oversight of the animals located at the farm. He confirmed that formerly, he had greater responsibility, as caretaker, for oversight of the Farm, but his responsibilities were narrowed when the Foundation took over operation of the site.

Hearing no further requests to speak from the public, Chairman Pickus invited final questions from the Board on the section under discussion.

Board member Novit asked that language be added requiring that any new building, a building for the Wildlife Discovery Center or a shed, are reviewed through the same process to assure compatibility with the farm buildings and the site.

Hearing no further questions or comments from the Board, Chairman Pickus asked for a staff review of the Natural Area section.

Ms. Czerniak reviewed the Natural Area section noting that the intent is not to separate the Gardener's Cottage from the farm buildings, but only to call out the use as integral to the Wildlife Discovery Center. She stated that the modifications are intended to clarify the boundaries of the various use areas. She stated that if the uses change, further amendments to the Master Plan and Special Use Permit would likely need to be considered.

Board member Lewis suggested that the Gardener's Cottage could be reflected as part of the farm building area and also be covered by the Wildlife Discovery Center overlay.

In response to questions from the Board, Ms. Czerniak stated that language was added to clarify that the prairie is not appropriate for planting vegetables or non-native vegetation. She pointed out that the potential for a low profile structure is provided in the Wildlife Discovery Center overlay district.

In response to questions from Board member Plonsker, Ms. Czerniak stated that the impetus for identifying the opportunity for a new building for the Wildlife Discovery Center is that the Elawa Foundation would prefer to be able to use all of the space in the farm buildings for their programs, offices and events.

Board member Lewis clarified that identifying the Wildlife Discovery Center overlay district allows a future building to be constructed, if funding becomes available, but does not require the Wildlife Discovery Center to move out of the farm buildings now.

Ms. Duffy, 1102 Emmons Court, expressed concern that if a new building is allowed for the Wildlife Discovery Center, the overall level of activities on the site will increase along with the amount of traffic.

Ms. Fitzsimmons stated that a space study was recently completed at the direction of the Elawa Commission which confirmed that there is not enough space on the site for both the Elawa Foundation and the Wildlife Discovery Center. She suggested that the Master Plan should not identify tenants, but only use areas.

Ms. Miller suggested some wording changes related to the Natural Area and the Wildlife Discovery Center. She asked that the cottage not be included in the overlay area.

Hearing no further requests to comment from the public, Chairman Pickus invited final questions and comments on this section from the Board.

In response to questions from the Board, Sally Swarthout, Director of the City's Parks and Recreation Department, commented on the Operating Agreement the City has with the Elawa Farm Foundation. She confirmed that although the City owns the property, as part of the Operating Agreement, the City pays rent to the Foundation for the space used by the Wildlife Discovery Center, a City program. She stated that the use of the cottage by Wildlife Discovery Center staff is a condition of some of the funding the program receives, to assure that the animals are monitored full time.

Chairman Pickus stated that the Master Plan appropriately calls out Elawa Foundation and the Wildlife Discovery Center as the two users of the site. He stated that if the users change, the Master Plan will need to be amended. He agreed to the clarifications related to the Gardener's Cottage. He suggested that in order to address the concern about increased activities and increased intensity of the use of the site, the size of any new structure to support the Wildlife Discovery Program could be limited to the square footage now used by the program in the farm buildings.

Board member Lewis expressed concern about limiting the square footage of a new building for the Wildlife Discovery Center to the areas in the buildings used currently noting the crowded nature of the displays today.

In response to questions from Board member Sieman, Ms. Czerniak confirmed that the area identified as an opportunity for a new building for the Wildlife Discovery Center appears to be buildable, but agreed that investigation would need to be conducted to verify whether or not wetlands exist.

Hearing no further comments on the sections of the draft Master Plan discussed to date, Chairman Pickus asked for a motion to continue consideration of this petition at a future meeting.

Board member Novit made a motion to continue consideration of the petition

The motion was seconded by Board member Nehring and was approved by a vote of 7 to 0.

8. Public testimony on non-agenda items.

No public testimony was presented to the Board on non-agenda items.

9. Additional information from staff.

There was no additional information presented by staff.

The meeting was adjourned at 10:40 p.m.

Respectfully submitted,

Michelle E. Friedrich
Planning Technician