

### **Agenda Item 3**

#### **Woodlands Academy of the Sacred Heart 760 E. Westleigh Road Amendment to Special Use Permit**

Staff Report  
Vicinity Map  
Air Photos

#### Materials Submitted by Petitioner

Application  
Statement of Intent  
Review of Applicable Criteria  
Opinion on Property Values  
Site Plan – Existing Conditions – Northeast Portion of Campus  
Photos – Existing Conditions  
Site Plan – Overlay Existing and Proposed – North  
Site Plan – Proposed – Northeast Portion of Campus  
Landscape Plan – Proposed - Northeast Portion of Campus  
Demolition Plan – Existing Tennis Courts, Hardscape  
Engineering Plan – Proposed Hardscape Improvements  
Alternate Sites Considered  
Exterior Lighting Information – Replacement of Existing Lighting

#### Correspondence

- In Support
- In Opposition
- Location Map (prepared by staff)



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	March 28, 2022
FROM:	Catherine J. Czerniak, Director of Community Development
SUBJECT:	Woodlands Academy of the Sacred Heart – Amendment to Special Use Permit

### Property Owner

Woodlands Academy of the  
Sacred Heart  
760 E. Westleigh Road  
Lake Forest, IL 60045

### Property Location

North of Westleigh Road,  
East of Western Avenue,  
South of Highview Terrace

### Zoning District

R-4 – Single Family Residential

### Representatives

Lynda Mooney, Chairman, Woodlands Academy Board  
Kathryn Talty, Landscape Architect, Landscape Architecture, Inc.  
Mike Bleck, P.E., Bleck Engineering  
Robert O'Donnell, Attorney, O'Donnell Callaghan LLC

### Summary of this Request

This is a request for an amendment to the Woodlands Academy Special Use Permit to allow modifications to the northeast portion of Campus including the slight relocation of the existing two tennis courts, the addition of three tennis courts, formalization of parking areas and the addition of a vehicle turnaround. Replacement and upgrading of existing exterior lights on the building in this area is also proposed to reduce impacts on the neighboring residential properties.

### Special Uses Generally

Woodlands Academy, like other public and private institutions throughout the community, is located on residentially zoned property, and is authorized through a Special Use Permit which permits Woodlands, as a private educational institution, to operate at this site.

The City Code provides the opportunity for non-residential uses to locate and operate in residential districts only subject to the approval of a Special Use Permit. The presence of various non-residential uses in residential neighborhoods, many of which are valued community institutions, is part of the community's tradition and part of the character of Lake Forest. The various uses that operate under Special Use Permits in the community in addition to Woodlands Academy include, but are not limited to: Lake Forest College, churches, private clubs, Northwestern Lake Forest Hospital, Lake Forest Academy, Lake Forest Country Day School, Gorton Community Center and Elawa Farm. The integration of these various valued uses and institutions, adjacent to and often in the middle of, residential neighborhoods, can present challenges due to activity levels, traffic, parking, lights, noise and hours of operation. The Special Use Permit process requires public notice to surrounding property owners and residents and a public hearing and ultimately, a determination of whether the impacts of the non-residential use can be mitigated to preserve and protect the neighboring residences while at the same time, allowing the non-residential uses to be viable and to

add value to the community overall. The various interests have been successfully balanced in many of these situations to the overall benefit of the community.

### **Woodlands Academy of the Sacred Heart Overview and Timeline**

Woodlands Academy is located in the southeastern quadrant of the City. To the north, the Campus is bordered by the Northmoor small lot residential neighborhood and a wooded portion of South Park; to the east, the Campus is adjacent to a limited number of larger residential lots; to the south, the Campus is bordered by Westleigh Road as it approaches Sheridan Road with the Villa Turicum residential neighborhood across Westleigh Road; and to the west, the Campus is bordered by a bike path, the railroad tracks and beyond that, Western Avenue.

The Campus totals approximately 41 acres. Ravines extend through portions of the property generally in a southwest to northeast direction and in a northwest to southeast direction. The ravines present limitations in developing the property, but add to the distinctive character of the Campus.

#### *Timeline*

- 1901 Approximately forty-one acres of property, what is today the Campus of Woodlands Academy, were purchased by the Religious of the Sacred Heart for the purpose of constructing a new home for the Academy of the Sacred Heart.
- 1904 Old Main, a building previously located on a portion of the site, was completed and the Academy of the Sacred Heart moved from Taylor Street in the City of Chicago, to the “country”, Lake Forest.
- 1961 The Academy of the Sacred Heart moved out of Old Main and across the ravine to its newly constructed home as Woodlands Academy. The two campuses were separated into two parcels at that time (the parcel line is visible on some of the maps included on the Board’s packet) with Barat College and Woodlands Academy residing side by side. Barat Campus was located on the southwestern portion of the site on approximately 23 acres, and Woodlands Academy was located on the northeastern portion of the property on the remaining approximately 18 acres. At the time Woodlands Academy was established as a separate campus, the City Code did not include a requirement for a Special Use Permit.
- 1998 The City of Lake Forest approved a Special Use Permit 1) recognizing the existence of Woodlands Academy, a private academic institution, as a Special Use because the development of the Campus predated the establishment of the Special Use provisions in the Code (1972) and 2) authorizing the expansion of the pre-existing school in the form of an 8,700 square foot addition to the front of the building adding a front entrance, office space and conference rooms. (Plan attached.)

*Condition of Approval:* Future building additions, replacement of existing buildings or additions of uses to the Campus shall require amendments to this Special Use Permit or, if a Comprehensive Master Plan is developed, the Plan shall be submitted for review and approval to the Zoning Board of Appeals obviating the need to review future projects that are consistent with the Plan on an individual basis.

- 2008 The City of Lake Forest approved an update to the Woodlands Academy Special Use Permit approving a Master Plan to provide for expansion of the facilities in a manner that allows

Woodlands Academy to remain competitive with other schools. A science wing was added consistent with the plan. Note: this plan was never fully implemented. (Plan attached.)

- 2011 Woodlands Academy held a community meeting to announce that benefactors of the Academy had secured an option to purchase the entire 23-acre Barat Campus with the intent of “gifting” it, as a blank slate, to Woodlands Academy for educational purposes.
- 2012 The City of Lake Forest approved an amendment to the Woodlands Academy Special Use Permit incorporating the 23 acre Barat College parcel onto the Woodlands Academy Campus. No improvements were approved as part of this action. (Plan attached.)

*Conditions of Approval (in summary as relevant to this request)*

1. An updated Master Plan must be reviewed and approved by the City prior to any improvements or changes to the expanded Campus. Until a Plan is approved, the prior Special Use Permit approvals shall control.
  2. Limited interim activities on the former Barat parcel are approved: use of the Cooney Library, use of open spaces on the Barat parcel as athletic fields with only temporary improvements.
  3. Future Master Plan shall protect and maintain ravines and Cemetery, reconfigure driveway entrance, provide an updated vehicle and pedestrian circulation plan, and establish a relocation plan for wireless facilities currently located on the Old Main building.
  4. The Barat parcel shall be used exclusively for purposes consistent with the educational mission of Woodlands and consistent with the terms of the Special Use Permit as it may be amended in the future.
- 2012 The City of Lake Forest approved an amendment to the Woodlands Academy Special Use Permit Phase 1 of a new Campus Master Plan approving a replacement location for wireless facilities formerly located on the Old Main building. (Plan attached.)
- 2013 The City of Lake Forest approved an amendment to the Woodlands Academy Special Use Permit approving Phase 2 of a new Campus Master Plan. This version of the Special Use Permit currently regulates the Campus. (Complete Ordinance attached.)

**KEY POINTS**

- Woodlands Academy is a longtime and valued community institution.
- The petition focuses on the appropriateness of the proposed expanded and upgraded facilities given the location close to neighboring homes.
- Woodlands Academy facilities were constructed in generally the footprint that exists today in the early 1960’s. No requirements for a Special Use Permit for private schools in a residential district or public review process existed at that time.
- Some of the homes in the surrounding area pre-date Woodlands Academy, others were constructed after the current Woodlands Academy Campus was constructed.
- Based on air photos available to staff, two tennis courts have existed in the current location at least since the early 1970’s and some parking appears to have occurred near the tennis courts, behind the school building, for at least that long as well.
- It is unclear whether the tennis courts and the parking area and proposed vehicle turn around are intended to be used only by Woodlands Academy students, parents, teachers and

staff and the students, parents and staff of the teams competing against Woodlands Academy, or by other non-Woodlands Academy groups as well.

- Neither the current Special Use Permit, nor the earlier versions of the Special Use Permits speak to or give authority for Woodlands Academy facilities to be used by or rented to outside groups.
- Some exploration of alternative locations for one or more of the proposed improvements has occurred. Further investigation and big picture thinking may be helpful in fully considering alternatives.
- Are there ways to reduce the frequency, duration, volume and impact of activity in the northeast corner of the Campus recognizing that this area is the part of the Campus that is located closest to private areas inside the adjacent homes and closest to the backyards of those homes.
- Are there ways to enhance the buffer along the north property line to minimize the impact of headlights and activity on the neighboring homes.

### **Criteria for Evaluating a Request a Special Use Permit and Amendments**

The following criteria from the City Code must be considered in evaluating this request for an amendment to the Woodlands Academy Special Use Permit. Staff has not yet prepared suggested findings for the Board's consideration pending additional information and questions from all parties and the Board's initial discussion.

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.
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.
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 the special use will not negatively affect the overall character of the area.
4. The exterior architectural appearance and functional plan of any proposed structure will not be incompatible with either the exterior architectural appearance or functional plan of structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district so as to cause a substantial depreciation in the property values within the neighborhood.
5. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
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.
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.

### **Public Notice**

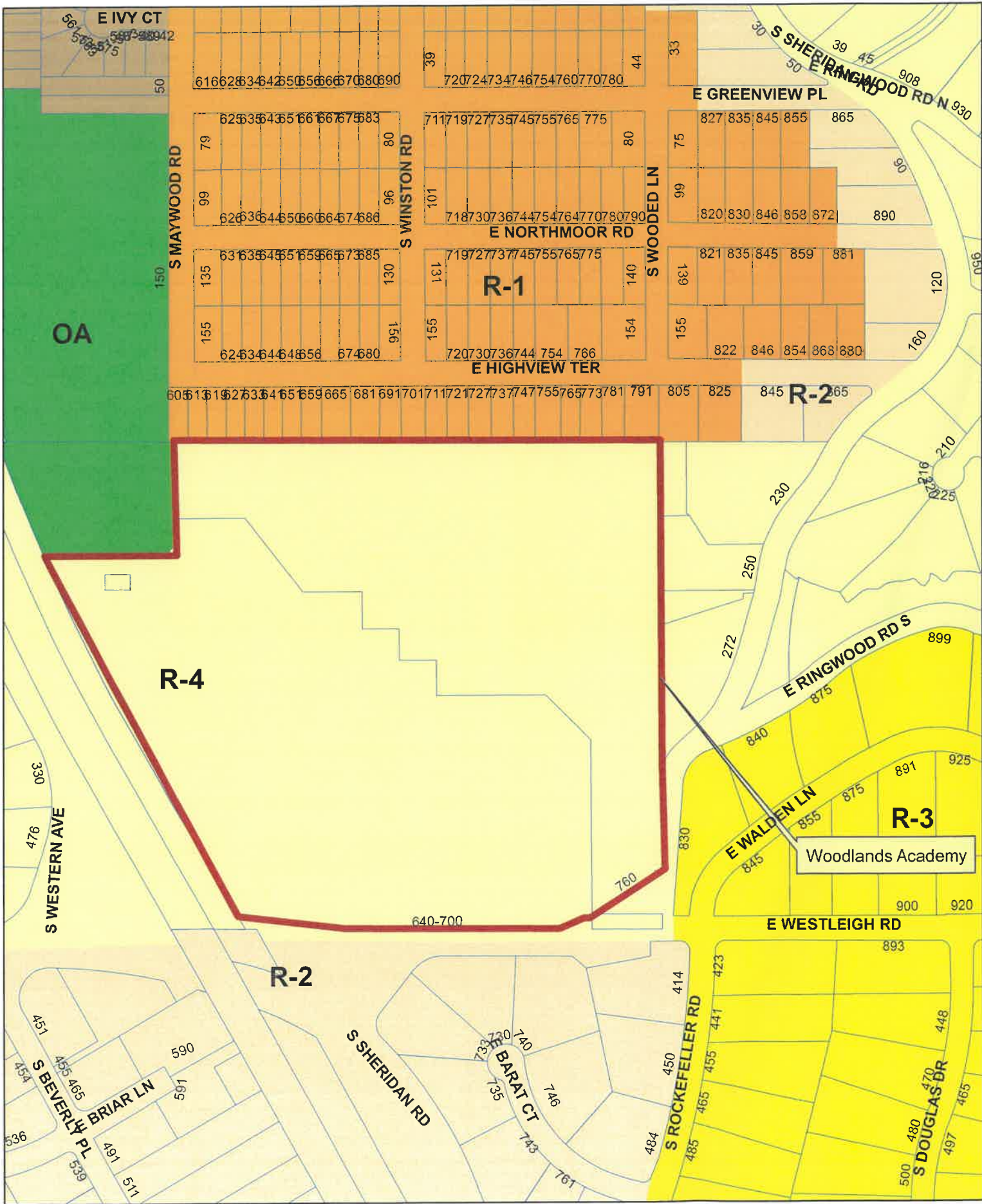
Public notice of this petition was provided in accordance with applicable requirements and standard practices. A legal notice was published in a newspaper of general circulation and notice of the public hearing was mailed by the petitioner and by the City to surrounding residents and to other interested parties. Letters and emails received by City staff were provided to the Board members. Any additional correspondence received in advance of the meeting will also be distributed to the members of the Board. All correspondence received will be retained as part of the permanent record for this petition.

### **Staff Recommendation**

Based on the information presented to date by the petitioner, review of written testimony, review of the criteria upon which this petition must be evaluated and based on questions that remain at the time of this writing and the need for additional facts and details to allow a full and fair evaluation of the petition and balancing of the various interests, staff recommends continuation of the petition with the following direction to the petitioner.

1. Provide further information on alternative locations for one or more of the proposed improvements.
  - a. Can one or more of the proposed improvements be located in an area further from the shared property line with the residential properties?
  - b. Can operational parameters be established to limit the frequency, volume and types of activity occurring in this area?
  - c. How will the levels of activity, frequency of use and types of activities change with the proposed improvements?
2. Clarify the activities, frequency and users of the proposed improvements.
  - a. Are the facilities only used for Woodlands Academy activities and by students, parents, teachers and staff of Woodlands?
  - b. If not, who are the users and what is the frequency and volume of the other uses?

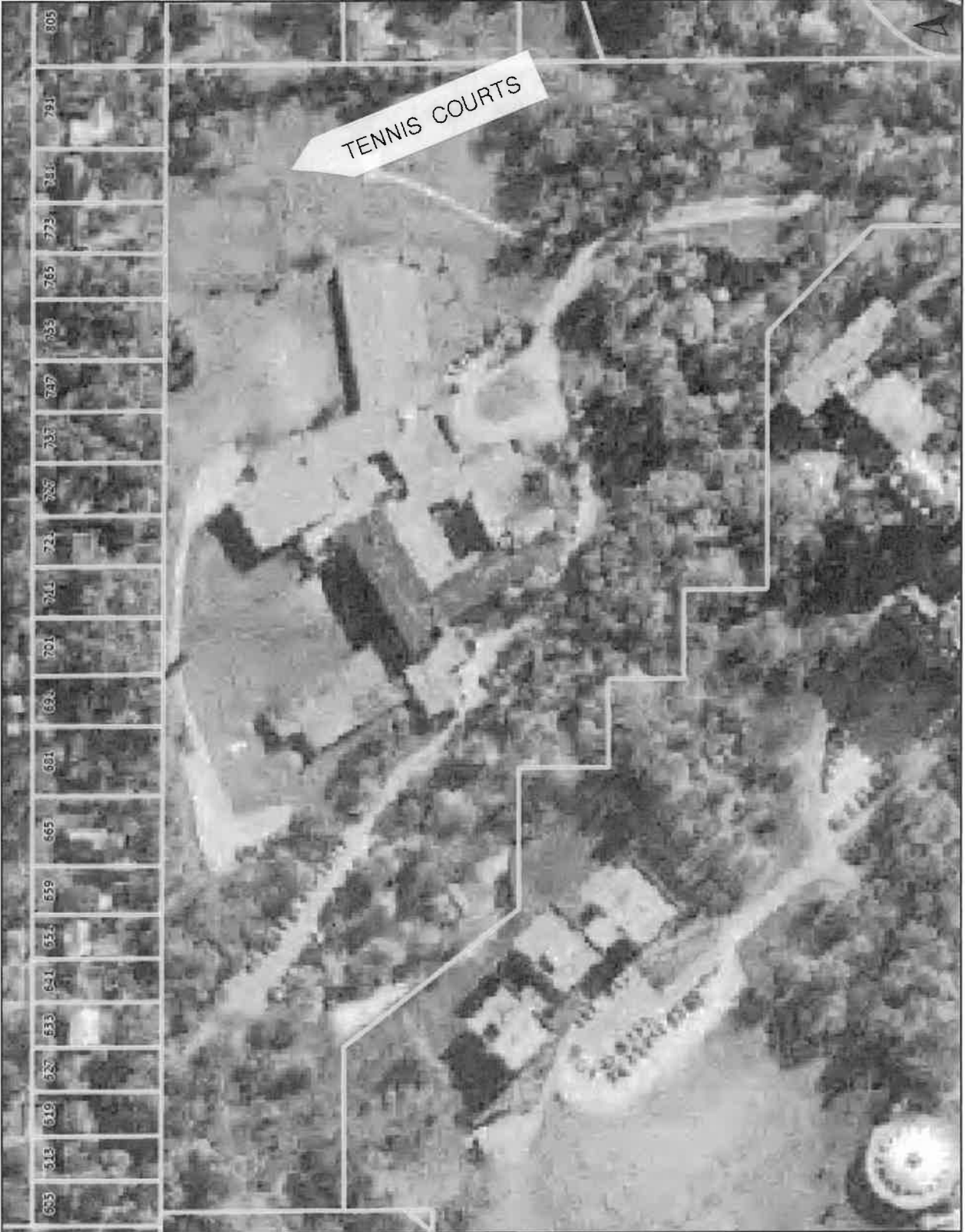




Woodlands Academy and Surrounding Zoning Districts



**Legend**



**Notes**

Print Date: 3/24/2022

Disclaimer: The GIS Consortium and MCP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



Legend

Notes



Print Date: 3/25/2022



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Legend

Notes



Print Date: 3/24/2022



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**Legend**



**Notes**

**Print Date: 3/24/2022**



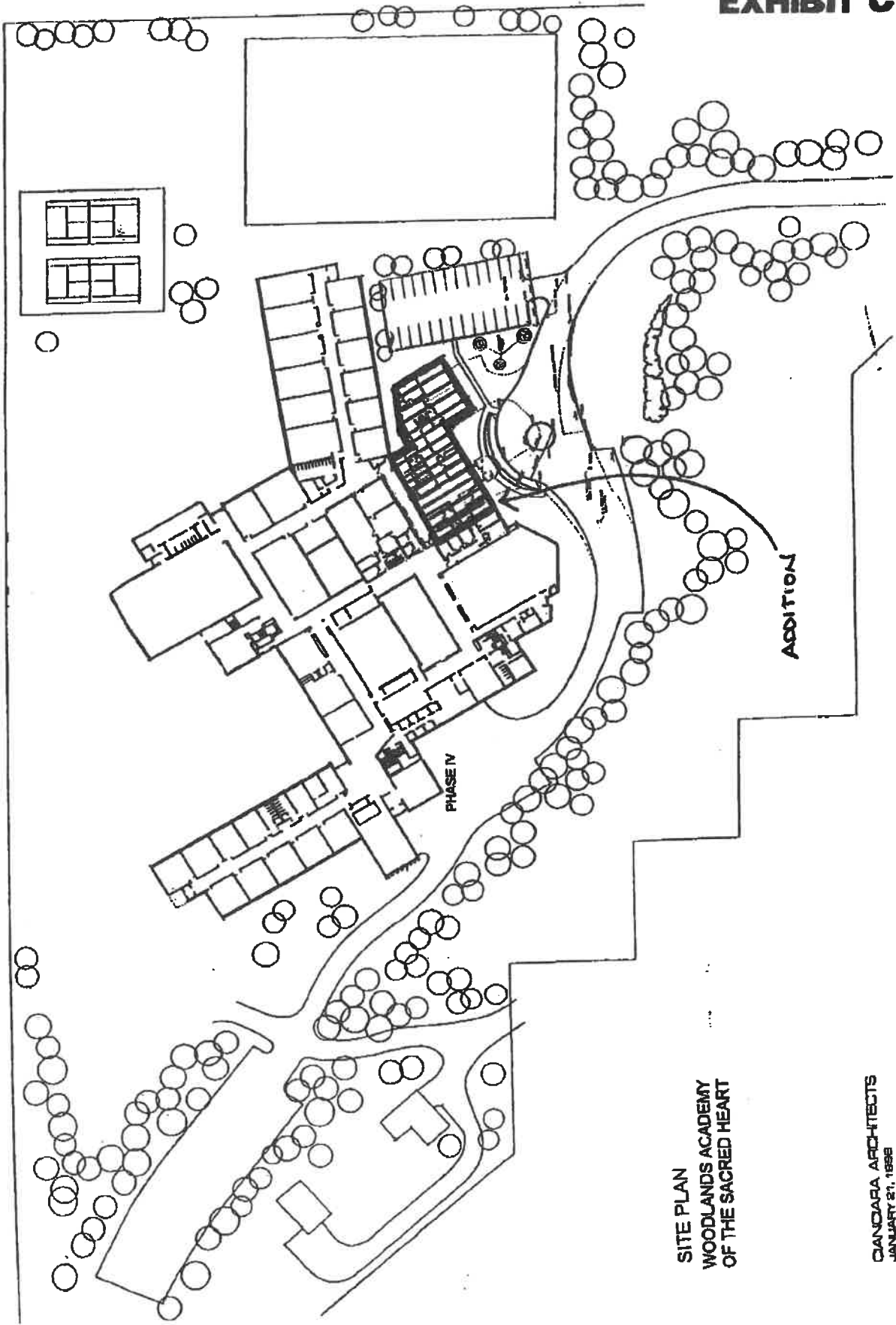
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## **Background**

Campus Plans from 1998, 2008 and 2012 Approvals  
(referenced in staff report)

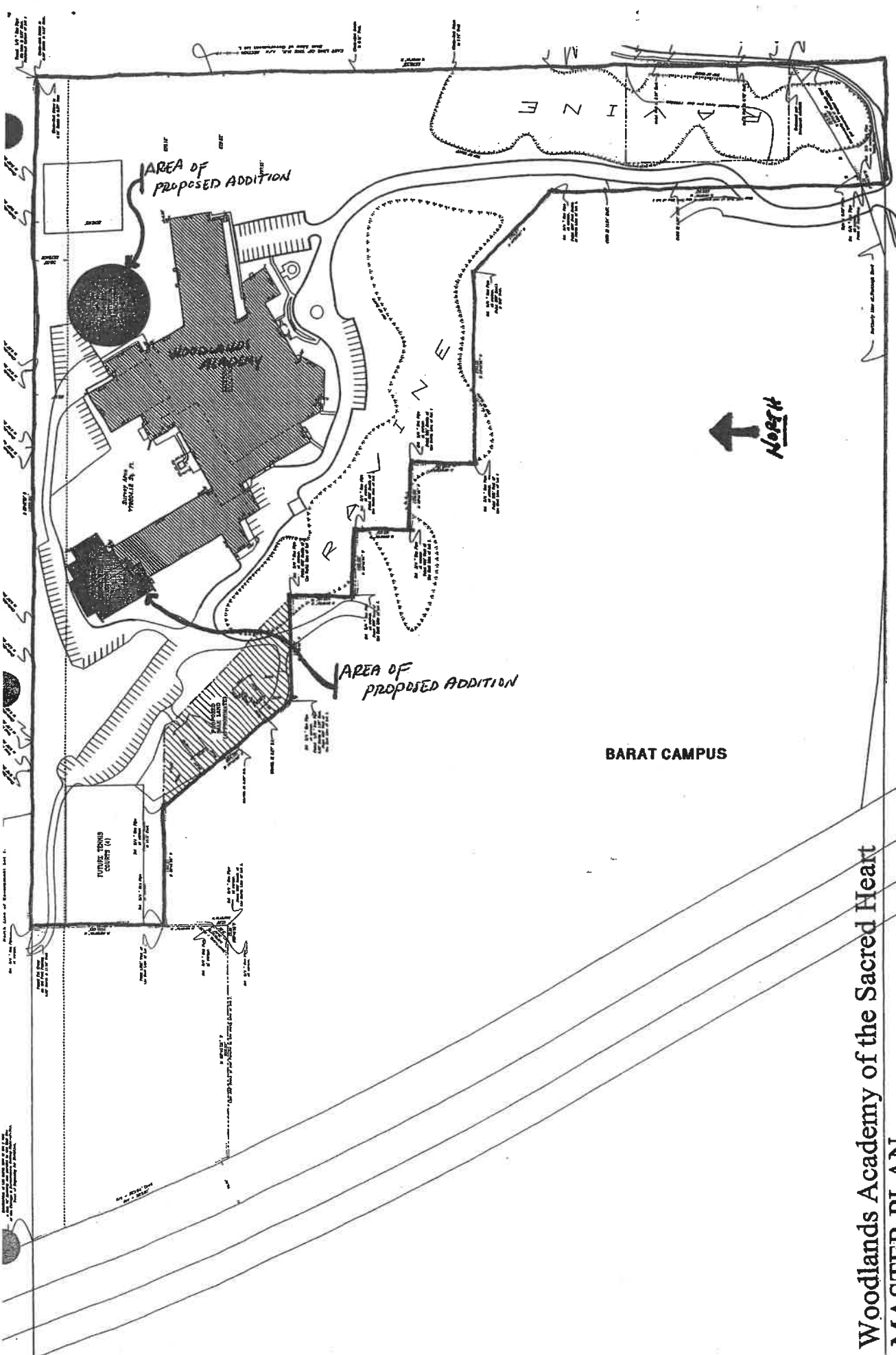
Current Special Use Permit Ordinance (2013)

**EXHIBIT C**



SITE PLAN  
WOODLANDS ACADEMY  
OF THE SACRED HEART

CANDARA ARCHITECTS  
JANUARY 21, 1998



WESTLEIGH RD

BARAT CAMPUS

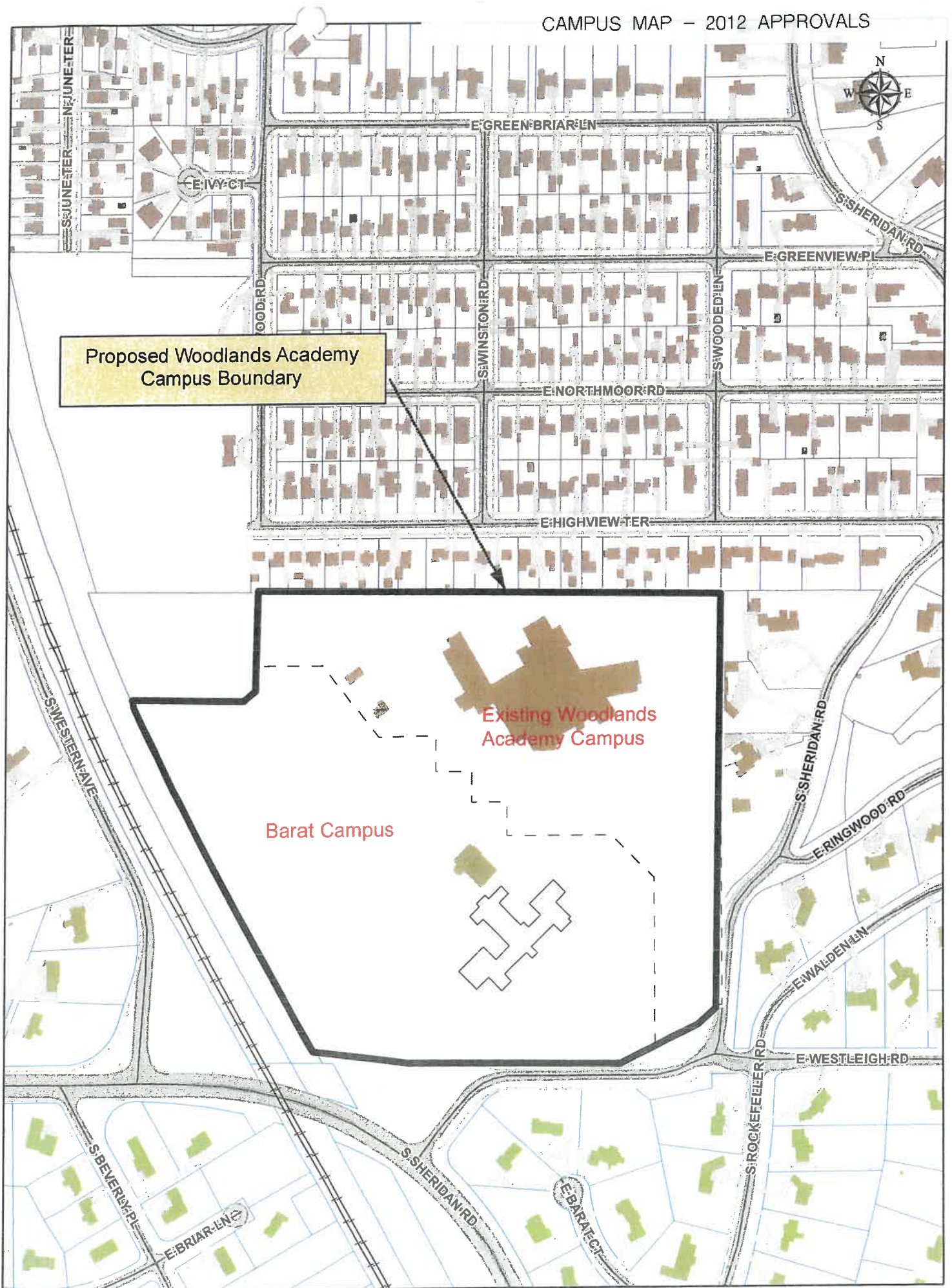
# Woodlands Academy of the Sacred Heart MASTER PLAN

JANUARY 8, 2008

**W&A** WITMER & ASSOCIATES  
ARCHITECTURE & INTERIOR DESIGN



CAMPUS MAP - 2012 APPROVALS



# Woodlands Academy of the Sacred Heart

## Combined Campus Master Plan Phase I

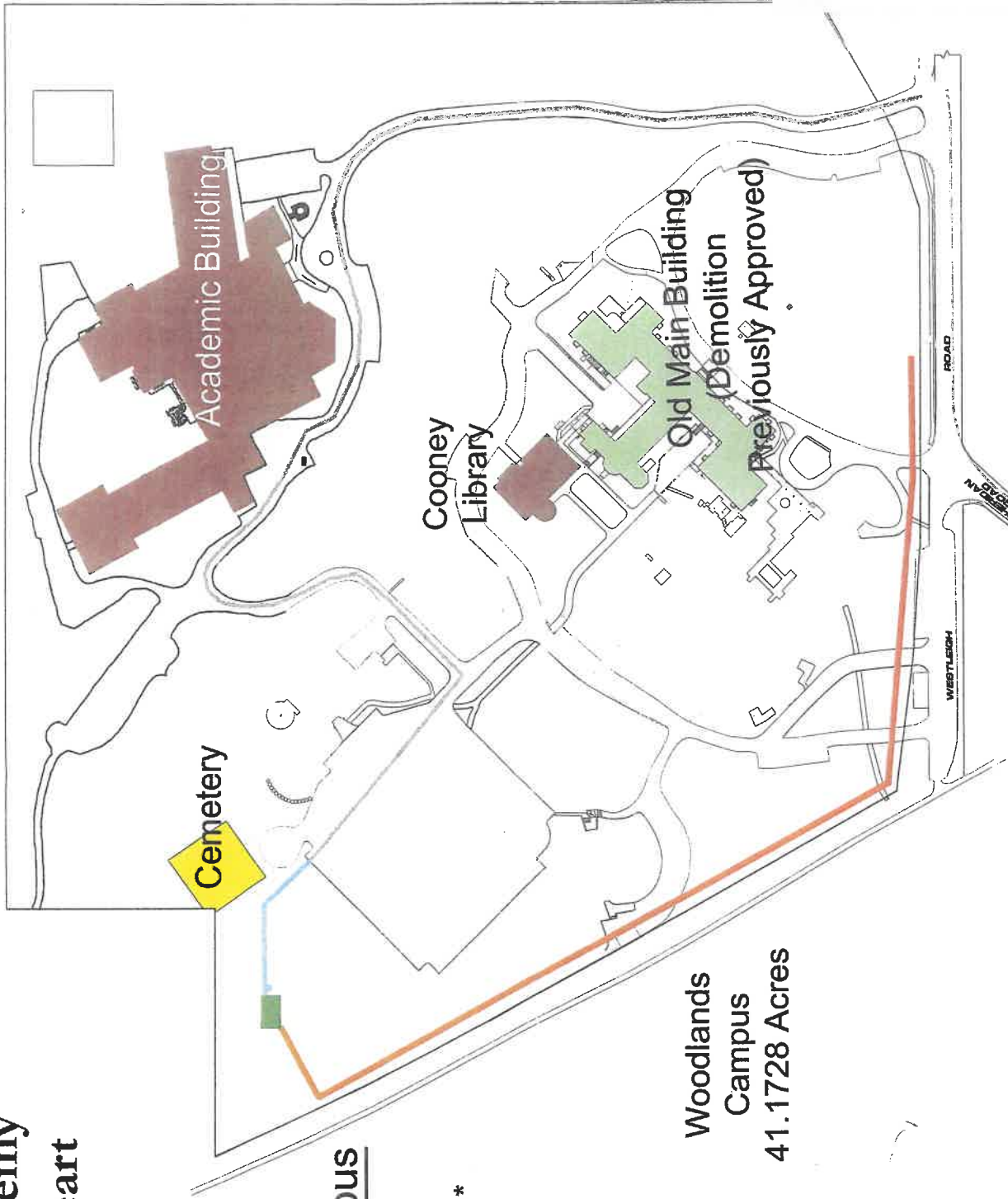
### Alterations to Campus

- Cell Tower Site
- Utility Easement
- Temporary Access Easement \*
- Gravel Road

### Items Unchanged

- Two Campus Buildings
- Cemetery
- Other Unchanged Areas
  - Primary Entryway
  - Ravines
  - Front Lawn
  - Existing Roads and Sidewalks

Woodlands  
Campus  
41.1728 Acres



\* Access Easement will be adjusted to correspond to future roadway changes.

ORDINANCE NO. 2013 - 54

**AN ORDINANCE APPROVING PHASE 2 OF THE CAMPUS MASTER PLAN  
FOR WOODLANDS ACADEMY OF THE SACRED HEART  
(760 E. WESTLEIGH ROAD)**

**WHEREAS**, on February 21, 2012 the City of Lake Forest (the "City") granted approval of a special use permit (the "SUP") to Woodlands Academy of the Sacred Heart ("Woodlands") for the campus legally described in Exhibit A attached hereto and made a part hereof (the "Campus"); and

**WHEREAS**, the SUP authorized the incorporation of the former Barat Campus into Woodlands Campus and the continued use of the "combined" Campus for educational purposes in a residential zoning district subject to conditions of approval; and

**WHEREAS**, the property owners, Woodlands Academy of the Sacred Heart have filed a petition (the "Petition") requesting approval of Phase 2 of the Campus Master Plan (the "Master Plan - Phase 2") consistent with the conditions of the SUP; and

**WHEREAS**, the SUP authorized the demolition of Old Main once the conditions of approval are fully satisfied; and

**WHEREAS**, the proposed Master Plan - Phase 2 provides for improved access to the campus, new athletic fields, additional parking, reconfigured road and walking paths and the preservation of open space; and

**WHEREAS**, the Petition was filed in accordance with the regulations of Section 46-24, Special Uses, of the Lake Forest Zoning Code; and

**WHEREAS**, the City Plan Commission did conduct a public hearing on the Petition on July 17, 2013 and, after having fully heard and having considered the evidence and testimony by all those who wished to testify and, after deliberating, voted 6 to 0 to recommend approval of the request subject to conditions of approval and made the following findings:

1. Woodlands Academy is an established Lake Forest educational institution. The incorporation of the former Barat Campus into the Woodlands Academy Campus was approved by the City Council through the adoption of the SUP on February 21, 2012.
2. The improvements proposed in Phase 2 of the Master Plan are consistent with previous discussions and are as anticipated.
3. The improvements proposed in Phase 2 of the Master Plan will not be injurious to the use and enjoyment of other properties in the immediate vicinity and will not endanger the public welfare. These improvements will clean up a site that has become an eyesore in the community.
4. Adequate utilities exist and can be extended to provide the necessary service to the improvements proposed as part of Phase 2.
5. Implementation of Phase 2 of the Master Plan will proceed in a manner consistent with all applicable Code regulations and in particular, the regulations of the R-4 Zoning District except as otherwise set forth in the Woodlands Academy Special Use Permit.

**WHEREAS**, the City Council concurs with the findings of the Plan Commission and, subject to the terms and conditions herein set forth, finds and determines that it is in the best interests of the City and its residents to approve the Petition and amend the SUP as set forth in the Ordinance.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF LAKE FOREST, ILLINOIS:

**SECTION ONE. Recitals:** The foregoing recitals are incorporated into this Ordinance as if fully set forth.



## **SECTION TWO.**

### **Approval of Master Plan - Phase 2**

In accordance with the SUP, the City Council hereby approves the Master Plan - Phase 2 attached hereto as Exhibit B and by this reference, made a part hereof, subject to the following conditions of approval. Said Master Plan - Phase 2 identifies the location of athletic fields, additional parking, preserved open space and roads and pathways.

1. No improvements beyond those indicated on the Master Plan – Phase 2 are authorized.
2. Prior to use of the new athletic fields, internal roads and parking areas on the Woodlands Campus, and the relocation of the eastern driveway entrance to Woodlands Academy Campus shall be completed and in full use.
3. Concurrent with the modifications to the driveway entrance to the campus, painted crosswalks on Sheridan Road must be relocated as directed by the Police Department and City engineering to identify areas appropriate for pedestrian crossings.
4. All new hardscape including roads, parking spaces and pathways shall be located outside of the 20' ravine steep slope setback. No encroachment into the steep slope setback is permitted unless authorized through a separate variance process.
5. A comprehensive plan for safety and security lighting shall be submitted for staff review. Prior to the issuance of a permit to install the lighting, staff shall confirm that lighting is directed internally to the site and does not negatively impact neighboring residential properties or streetscapes. A lighting reduction plan shall accompany the lighting plan detailing the hours lighting will be illuminated and to respect the "right to night" of the surrounding community while at the same time addressing safety and security issues.
6. In the event that the City owned triangle parcel and former right-of-way are incorporated into the Woodlands Campus, a connection to the existing bicycle path must be maintained across this area from Sheridan Road.
7. Prior to construction of any of the proposed improvements, all required approvals and permits must be obtained from the City. City reviews shall identify negative impacts, if any, that the proposed improvements may have on the ravines and if determined to be necessary by City Engineering staff, measures to mitigate erosion or stabilize the ravines shall be required as a condition of the permits for the related improvements.

**SECTION THREE: Amendment to Ordinance.** Any amendments to the terms,

conditions, or provisions of this Ordinance that may be requested after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in Section 46-24 of the Zoning Code, or by an amendment to the SUP itself in the manner provided in the Zoning Code and by applicable law. Nothing in this Ordinance amends or otherwise modifies the terms and conditions of the SUP.

**SECTION FOUR: Effective Date.** This Ordinance shall be in full force and effect

from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if Owners have not (i) executed and (ii) thereafter filed with the City Clerk, within 60 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit C and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS 3<sup>rd</sup> DAY OF September, 2013.

AYES: Alderman Novit, Waldeck, Moore, Reisenberg, Tack, Palmer & Adelman

NAYS: 0

ABSENT: Alderman Pandabon

ABSTAIN: 0



APPROVED THIS 3<sup>rd</sup> DAY OF September, 2013.

  
\_\_\_\_\_  
MAYOR

ATTEST:  
  
\_\_\_\_\_  
City Clerk

## EXHIBIT A

### Legal Description of Woodlands Academy of the Sacred Heart Campus

THAT PART OF GOVERNMENT LOT 1 OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF WESTLEIGH ROAD WITH A LINE WHICH IS 180 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE NORTH ALONG SAID PARALLEL LINE TO A POINT WHICH IS 800 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1; THENCE NORTHWESTERLY TO A POINT WHICH IS 680 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1 AND 310 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE WEST OF THE EAST LINE OF SAID LOT; THENCE NORTH PARALLEL WITH SAID EAST LINE TO A POINT WHICH IS 585 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT TO A POINT WHICH IS 700 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT TO A POINT WHICH IS 500 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT TO A POINT WHICH IS 800 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT TO A POINT WHICH IS 400 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT TO A POINT WHICH IS 980 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE NORTHWESTERLY TO A POINT WHICH IS 200 FEET SOUTH OF THE NORTH LINE OF SAID LOT AND 1115 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT TO A POINT WHICH IS 1300 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE NORTH PARALLEL WITH THE EAST LINE OF LOT TO THE NORTH LINE OF SAID GOVERNMENT LOT 1; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO THE POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF WESTLEIGH ROAD AS DEDICATED PER DOCUMENT NO. 428013; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF ROAD, AS DEDICATED TO AN ANGLE POINT IN SAID ROAD; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID ROAD TO THE PLACE OF, IN THE COUNTY OF LAKE, IN THE STATE OF ILLINOIS.

AND

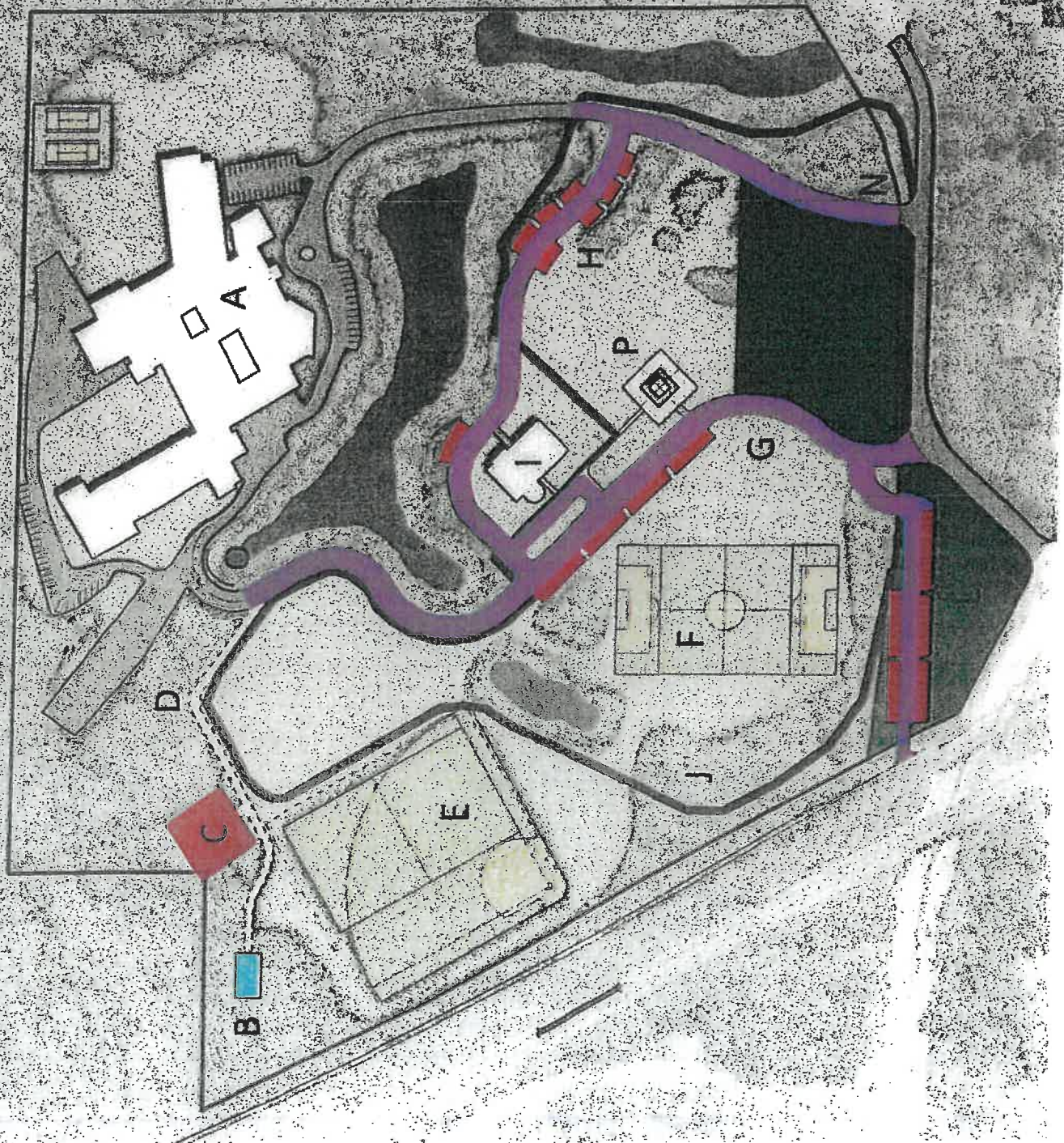
THAT PART OF GOVERNMENT LOT 1 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF WESTLEIGH ROAD WITH A LINE WHICH IS 180 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE NORTH ALONG SAID PARALLEL LINE TO A POINT WHICH IS 800 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1; THENCE NORTHWESTERLY TO A POINT WHICH IS 680 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1 AND 310 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT TO A POINT WHICH IS 800 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE NORTH PARALLEL WITH SAID EAST LINE TO A POINT WHICH IS 585 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT TO A POINT WHICH IS 700 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT TO A POINT WHICH IS 500 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT TO A POINT WHICH IS 800 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT TO A POINT WHICH IS 400 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT TO A POINT WHICH IS 980 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE NORTHWESTERLY TO A POINT WHICH IS 200 FEET SOUTH OF THE NORTH LINE OF SAID LOT AND 1115 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT TO A POINT WHICH IS 1300 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT TO A POINT WHICH IS 300 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT TO THE POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF THE 70 FOOT STRIP OF LAND LYING EASTERLY AND ADJOINING THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE 70 FOOT STRIP TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF WESTLEIGH ROAD AS DEDICATED PER DOCUMENT NO. 428013; THENCE EASTERLY FOLLOWING THE COURSES OF THE NORTH LINE OF WESTLEIGH ROAD TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.



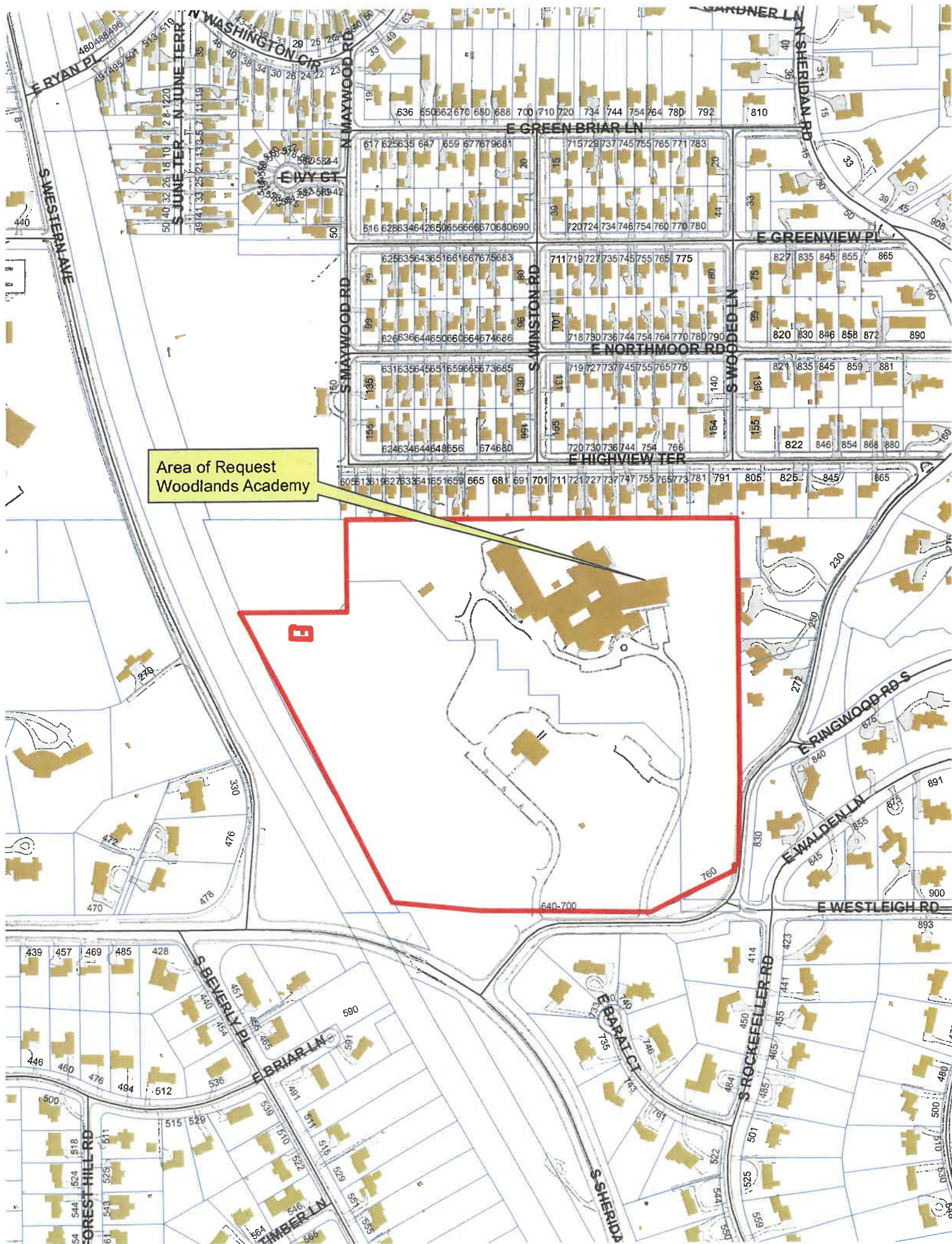
# Woodlands Academy Master Plan Phase II

## Phase 2 - Woodlands Academy Campus Master Plan

- A - Main Academic Building
- B - Cell Tower Site
- C - Cemetery
- D - Tower Access Road
- E - Softball / All Purpose Field
- F - Field Hockey / Soccer Field
- G - Roadways
- H - Parking
- I - Cooney Building
- J - Walking Path
- K - Public Lawn - Conservation Easement
- L - City Property Conservation Easement
- M - Ravine
- N - Front Entryway - Signage
- O - Guard Rail
- P - Cupola







Area of Request  
Woodlands Academy







Area of Request  
Woodlands Academy







**The City of Lake Forest**  
**ZONING BOARD OF APPEALS**

Application for Amendment to Existing Special Use Permit

Property Address: 760 E. Westleigh Road Zoning District – R-4 \_\_\_\_\_

Existing Use: Private/Catholic All-Girls' High School & Campus

Proposed Use/Change to Facility: The replacement and addition of five (5) regulation tennis courts. Paving improvements to the access road and parking areas serving the gymnasium and tennis courts north of the school building.

Property Owner(s)

Applicant (if different from owner)

Name: Woodlands Academy of the Sacred Heart, Lake Forest, Illinois

Name Robert O'Donnell

Address: 760 E. Westleigh Road  
Lake Forest, IL 60045

Address 28045 N. Ashley Circle, Suite 101  
Libertyville, IL 60048

Email: dnichols@woodlandsacademy.org

Email rodonnell@och-law.com

Phone: (847) 234-4300

Phone (847) 367-2750

Relationship to Property Owner attorney  
(attorney, architect, other)

Relationship to Property Owner

Owner/Attorney/Representative)

**BENEFICIAL INTERESTS**

Corporation

X (see exhibit A)

Partnership

\_\_\_\_ (see exhibit B)

Trust, land or other

\_\_\_\_ (see exhibit C)

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

**SIGNATURES**

Lynda Mooney  
Owner

2/4/22  
Date

Owner  
Robert O'Donnell  
Applicant

Date  
2/4/22  
Date

## APPLICANT'S REPRESENTATIVES

ARCHITECT \_\_\_\_\_

FIRM \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

ATTORNEY Robert O'Donnell

FIRM O'Donnell Callaghan LLC

ADDRESS 28045 N. Ashley Circle, Suite 101  
Libertyville, IL 60048

PHONE (847) 367-2750

ENGINEER Mike Bleck

FIRM Bleck Engineering

ADDRESS 1375 N. Western Avenue  
Lake Forest, IL 60045

PHONE (847)295-5200

BUILDER \_\_\_\_\_

FIRM \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

SURVEYOR \_\_\_\_\_

FIRM \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

LANDSCAPE ARCH. Kathryn Talty

FIRM Kathryn Talty Landscape Architecture, Inc

ADDRESS 45 Longmeadow Road  
Winnetka, IL 60093

PHONE (847)612-5154

ARBORIST \_\_\_\_\_

FIRM \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

OTHER \_\_\_\_\_

FIRM \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

## EXHIBIT "A"

### CORPORATE OWNERSHIP

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

<b>NAME</b>	<u>Lynda Mooney, Chair of the Board</u>	<b>NAME</b>	<u>Michael Kerns, Vice-Chair</u>
<b>ADDRESS</b>	<u>600 E. Westminster Avenue</u>	<b>ADDRESS</b>	<u>915 Lake Avenue</u>
	<u>Lake Forest, IL 60045</u>		<u>Wilmette, IL 60091</u>
<b>OWNERSHIP PERCENTAGE</b>	<u>                    %</u>	<b>OWNERSHIP PERCENTAGE</b>	<u>                    %</u>
<b>NAME</b>	<u>Thomas McMenamin, Vice Chair</u>	<b>NAME</b>	<u>Colm Heaney, Treasurer</u>
<b>ADDRESS</b>	<u>259 Ravine Drive</u>	<b>ADDRESS</b>	<u>3817 N. Kostner Avenue</u>
	<u>Highland Park, IL 60035</u>		<u>Chicago, IL 60641</u>
<b>OWNERSHIP PERCENTAGE</b>	<u>                    %</u>	<b>OWNERSHIP PERCENTAGE</b>	<u>                    %</u>
<b>NAME</b>	<u>Mary Bernstein, Secretary</u>	<b>NAME</b>	<u>                                    </u>
<b>ADDRESS</b>	<u>5438 S. Cornell Avenue</u>	<b>ADDRESS</b>	<u>                                    </u>
	<u>Chicago, IL 60615</u>		<u>                                    </u>
<b>OWNERSHIP PERCENTAGE</b>	<u>                    %</u>	<b>OWNERSHIP PERCENTAGE</b>	<u>                    %</u>
<b>NAME</b>	<u>                                    </u>	<b>NAME</b>	<u>                                    </u>
<b>ADDRESS</b>	<u>                                    </u>	<b>ADDRESS</b>	<u>                                    </u>
	<u>                                    </u>		<u>                                    </u>
<b>OWNERSHIP PERCENTAGE</b>	<u>                    %</u>	<b>OWNERSHIP PERCENTAGE</b>	<u>                    %</u>

## Statement of Intent

Woodlands Academy of the Sacred Heart, founded in 1858, is an independent, Catholic, college preparatory day and boarding school for young women grades 9 through 12. In 1904, the Academy of the Sacred Heart moved to its current location on a wooded parcel at the intersection of Westleigh Road and Sheridan Road in Lake Forest. The campus grew over the years to eventually host two sister schools, Barat College and Woodlands Academy. In 2012, after Barat closed its doors, Woodlands expanded its own campus to include the property that was occupied by the former Barat College. The re-consolidated campus of approximately 41 acres exists where it has for 117 years.

As part of the consolidation of the parcels that comprise today's Woodlands campus, a Master Plan was approved by the City of Lake Forest. Among the provisions of this Master Plan were public interests such as preservation of the Ravines and Open Space. Other provisions were written to ensure that Woodlands Academy, with City approval, can develop its campus in a way that is consistent with its educational mission.

Today we seek a modest but meaningful improvement to the Woodlands Academy campus. The scope of this project includes the replacement of two, outdated tennis courts with five new tennis courts and reconfiguration and paving of two existing gravel parking areas. This project will allow the school's athletic and physical education programs to remain vibrant while improving stormwater management, ADA accessibility on the site and the natural vegetative border along the north property line. Included with this application are a set of site plans prepared by Kathryn Talty Landscape Architecture, detailing the proposed improvements.

Prior to this application, our team of design professionals and school administrators explored various options for the location of the tennis courts and determined that no other location was as viable or as minimally impactful to the site. Drawing 1 of the Talty plans is a site plan produced by Bleck Engineering that shows the locations that were explored. The campus, though expansive, is confined by natural attributes such as mature trees, topography and the ravines. Existing structures, playing fields and the cemetery further reduced the buildable envelope. Drawing 1 identifies certain of these development constraints, three alternative locations considered for the tennis courts, identified as "A", "B", and "C", and the location ultimately selected, identified as "D".

One of the first locations explored ("A") was the possibility of placing the tennis courts north of the softball field. *See*, Drawing 1. However, there is a severe grade change of up to 13 feet at this proposed location, which leads to grading and engineering challenges, as well as considerable additional costs. Tennis and softball taking place literally back-to-back are not compatible athletic events such that crowding these two sports fields adjacent to one another is undesirable, and may lead to safety concerns as well. Finally, the tennis courts, unlike the softball field, are used for daily physical education classes, and this location is far from the gymnasium, restrooms, and locker rooms, which would lead to interruptions in class time.

Another alternative ("B") considered locating the tennis courts on open space adjacent to the soccer field. *See*, Drawing 1. This location presents an aesthetic concern, as it would interfere with sightlines from Westleigh Road, making the tennis courts, and not the beautiful Gloria Dei Center, the introduction to Woodlands Academy for drivers heading eastbound on Westleigh. Moreover, this location would crowd the tennis courts next to the soccer field, and is also far from the gymnasium, restroom and locker rooms.

The third alternative location considered for the tennis courts ("C") is the open space southeast of the Gloria Dei Center. This location, as the geographic center of campus and immediately adjacent to the Gloria Dei Center, is earmarked for future building expansion. Moreover, this location has grading challenges as well,

as the grade changes 10' from one end of the proposed court location to another, presenting engineering and practical difficulties, as well as extraordinary, unnecessary costs.

Applying sensitivity to the external-facing greenspace, the Quiet Trail and the overall pastoral nature of the campus, the most appropriate location for the new tennis courts is the same location the tennis courts have existed for decades, at the northwest corner of the campus ("D").

The courts, which are utilized for physical education classes, are currently adjacent to the gymnasium and multi-purpose field, making this spot the most functional location for school curricula. The additional courts will allow the Woodlands tennis team to practice and compete in IHSA matches on their home-court. The courts existing today are insufficient for our use, half of the tennis team must travel off-site to a public park every day for practice. This creates an undue burden on the coaches, dividing their resources to transport and ensure the safety of our student-athletes.

The vehicular infrastructure is currently in place; however, the parking areas are disorganized, unpaved, loose gravel. The proposed paving and improvement to the vehicular circulation will benefit school parents, visitors and neighbors by creating a striped parking area and a structured drop-off. This improvement will allow efficient movement of traffic, preventing 3-point turns and unnecessary vehicular noise from safety back-up beepers or the lengthy queuing of cars. The paved parking areas will be more ADA friendly by providing safe, level pedestrian circulation to the gymnasium for our students and visitors with mobility issues. Asphalt paving will also prevent airborne dust and gravel migration into our neighbors' yards.

Woodlands respects its neighbors' concerns and has taken every effort to meet with nearby property owners and incorporate their comments into its proposed improvement plans. Woodlands believes this project truly contemplates not only an improvement to the aesthetics, functionality, and value of its own treasured campus, but also to the relationship between the campus and its neighbors.

## Criteria for a Special Use

*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.*

This project seeks to improve and expand upon two, existing uses on the north side of the campus.

Two tennis courts which have existed on the property for more than fifty years will be removed and replaced with five new courts. These courts have been in this location, our “back yard” since the construction of the building in 1961. Over this time, they have proven not to be detrimental to the public in any way.

The parking lot improvements proposed to be constructed in the rear of the building near the tennis courts will replace and improve an existing, gravel parking area with asphalt paving and defined parking spaces, including ADA-compliant spaces. The project also includes construction of an ADA-compliant path from the accessible parking spaces to the tennis courts, gymnasium, and school entrance.

*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 use of the courts is limited to daylight hours and primarily serves the student population of the school. The existing courts are located approximately twelve feet from the north property line. The new courts will be located farther back from the north property line, creating a 25’ setback between the existing use and the backyards of the neighbors to the north. The new courts, like the existing courts, will not have any lighting and therefore will only be used during daylight hours.

The proposed landscaping will greatly enhance the existing, sparse, deciduous vegetative buffer between the parking area and tennis courts and the properties to the north. Existing trees of value will be preserved and supplemented with additional, evergreen trees and other landscaping to improve the year-round vegetative screen.

The existing exterior lighting at the gymnasium will be replaced with new lighting which reduces the impact of the lighting on neighboring properties. Moreover, the parking lot improvements include construction of a turn-around which increases drop-off efficiency, and will reduce the amount of “back-up” beeping from commercial vehicles.

Properties in the neighborhood to the north have been bought and sold for years without any discernible diminution in value as a result of their location near the subject property.

*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.*

The tennis courts and parking lot are uses which have existed on this location within the property for decades, and have not impeded the normal and orderly development and improvement of the surrounding, residential properties, which are fully developed.

*The exterior architectural appearance and functional plan of any proposed structure will not be incompatible with either the exterior architectural appearance and functional plan of structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district so as to cause a substantial depreciation in the property values within the neighborhood.*



The campus is in the R-4 zoning district, surrounded by a variety of other, primarily residential districts. To the northeast, the property is bordered by a park in the Open Area district. Adjacent to the park and abutting the campus's north property line is a neighborhood in the R-1 district. East of the campus lie more residences in the R-4 historic district, and to the southeast of the campus is the R-3 district. Directly south of the campus, the homes are in the R-2 district. On the west, the campus is bordered by Western Avenue and railroad tracks, beyond which lie more homes in the R-4 district.

The proposed improvements will be more attractive and more functional than the existing gravel driveway and tennis courts that have existed on the property for the past fifty years without causing a substantial depreciation in the property values within the surrounding neighborhoods. The aesthetic and functional plan of the new driveway, with its increased efficiency and additional landscaping, will improve the physical relationship of this section of the campus with its closest neighbors to the north. The additional landscaping and replaced lighting will result in the campus having less of an impact on adjacent properties, likely enhancing surrounding property values. The parking area and tennis courts, buffered by the increased landscaped screening to be added, will be of low visual impact. Moreover, a fifty-year-old tennis court will be replaced with brand-new courts located farther off the property line. Overall, there is nothing about the proposed improvement that would cause "substantial depreciation in property values within the neighborhood"; much more likely, the opposite effect.

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

All of the proposed improvements are fully engineered and will provide for efficient stormwater management of the subject property as it relates to the surrounding properties.

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

The primary purpose for repaving the access drive and improving the gravel parking areas is to minimize traffic congestion on the campus and thus improving traffic flow onto public streets.

*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.*

This request is for an amendment of an existing Special Use Permit that has proven to be in conformity with the applicable regulations of the district in which it is and has been located for several decades. The proposed changes are consistent with the existing Special Use Permit and necessary for the continued success of the school. Woodlands Academy deeply values its relationship with our neighbors and the City of Lake Forest.



## BERKSHIRE HATHAWAY

HomeServices

Chicago

March 11, 2023

To whom it may concern:

It has come to my attention that some parties may be concerned about the value of their homes with the proposed construction to the athletic fields at

Woodlands Academy. From what I have seen with the proposed modifications, I don't see it affecting home values. The adjustments are just *not* extreme enough to make an economic impact.

A nearby example would be the homes surrounding South Park.

South Park is located immediately adjacent to the north side of the Woodlands

Academy property. This park recently went through major renovations, including adding a basketball court, multiple tennis courts, and a bocce ball court. This construction did not impair or adjust any home values in the vicinity.

I have sold homes in the subdivision North of Woodlands and have told my clients that it is a bonus to back up to the school fields. These parties aren't looking into other yards and the use of the fields is not year round.

In my career, I have done numerous home evaluations in the area and have never once deducted value based on the school. The addition of tennis courts and a turnabout really will not cause a price adjustment. When evaluating homes in the area one concentrates on the condition of the home, price per square foot, updates and general feel for the home.

Some homes to look at would be:

**2 N. June Ter,**

Sold on 11/1/20. It was 1456 Sq ft and sold for \$440,000 (\$302 per sq ft)

**40 Washington Cir**

Sold on 7/6/21. It was 1284 sq ft and closed for \$420,000 (\$327 per sq ft)

**744 Northmoor Rd**

Sold on 8/5/21. It was 1637 Sq Ft and sold for \$480,500 (\$294 per sq ft)

These values are similar to homes on the property line in terms of price per sq ft.

Please don't hesitate to reach out should you have any questions.

Sincerely,

*Maureen O'Grady-Tuohy*

Maureen O'Grady-Tuohy

(847)845-6444

mogrady@bhhschicago.com

Top 20 Agents (out of 3,800) NSBAR (Q2)

Awarded Crain's Chicago Business "Most Notable Agents" multiple times

Ranked in the top 1% out of 50,000 Berkshire Hathaway agents Nationally

Most transactions 2021, 2022 Home office

Ranked Top 1% (out of 3,800 agents) NSBAR in both sales Volume and number of transactions

# THE VALUE OF YOUR HOME



BERKSHIRE HATHAWAY | Chicago  
HomeServices

In a neighborhood of similar homes, why is one worth more than another? That's the question that's teased buyers and sellers for ages, but the answer is simple.

## Every home is different.

When a home is sold, a willing seller and a willing buyer have just announced to the world the value of that home. From there, other similar homes are benchmarked, but other factors come into play. The most important are:

**Location** - The closer a home is to jobs, parks, transportation, schools, and community services, the more desirable it is.

**Size** - Square footage impacts home values because they're built using more materials. Larger lot sizes mean more privacy.

**Number of bedrooms and baths** - Over time, median homes have grown larger. Decades ago, household members shared bedrooms and baths without complaint, but today, families want more privacy. The median home purchased today is a three-bedroom, two-bath home.

**Features and finishes** - Features such as outdoor kitchens and spa baths make a home more luxurious. A home finished with hardwood floors and granite countertops is going to cost more than a home with carpet and laminate countertops.

**Condition** - The closer a home is to new construction, the more it will retain its value. It's perceived as more modern, up to date, and perhaps safer. Homes that are not updated or in poor repair sell for less. It's a good idea for homeowners to keep their homes updated and in top repair.

**Curb appeal** - From the street, the home looks clean, fresh, and inviting. Fresh landscaping and flowers won't change the size or location, but they certainly add charm.

*When two homes are identical in the same neighborhood, a higher price may come down to something as simple as views, or paint colors, or the overall taste of the homeowner.*

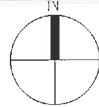
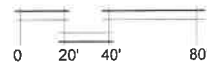
Valuing a home will never be an exact science, but if you buy wisely, keep your home updated and in good repair, you should recoup most if not all of your investment.





WOODLANDS ACADEMY – NORTHEAST CORNER OF CAMPUS  
EXISTING CONDITIONS

EXISTING CONDITIONS  
SCALE 1"=40'-0"



ATHLETIC CAMPUS IMPROVEMENTS  
LAKE FOREST, ILLINOIS

WOODLANDS ACADEMY

Kathryn Talty  
landscape architecture

Winnetka, Illinois 60093  
847.612.5154  
www.kmtaltydesign.com

DATE:02-01-22



TENNIS COURTS



EXISTING TENNIS COURTS



AREA OF EXPANSION - WEST



AREA OF EXPANSION - EAST

VEHICULAR ACCESS & PARKING IMPROVEMENTS



PROPOSED DROP-OFF LOCATION



PROPOSED DROP-OFF LOCATION



PROPOSED PARKING - AREA OF IMPROVEMENT



PROPOSED PARKING - AREA OF IMPROVEMENT

SITE CONTEXT



NORTH PROPERTY LINE - LANDSCAPE IMPROVEMENTS & FENCE REPAIR



GYM ENTRANCE DROP-OFF LOCATION



EXISTING GYM ENTRANCE



EXISTING ACCESSIBLE PARKING

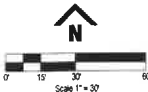




engineers | surveyors

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

ATHLETIC  
CAMPUS  
IMPROVEMENTS  
  
Lake Forest, IL



BENCHMARK: Arrow Ball on Fire Hydrant at NE  
Corner of the Gymnasium  
ELEVATION = 687.53  
ALL ELEVATIONS ON THESE PLANS ARE ON  
CITY OF LAKE FOREST (USGS NAVD 83)  
DATUM

ISSUED DATE	ISSUED FOR
05.13.2021	PERMIT

PROFESSIONAL SEAL  
"To the best of our knowledge and belief,  
the drainage of the surface waters will  
not be changed by the construction of  
this project or any part thereof, or that if  
such surface waters drainage will be  
changed, reasonable provisions have  
been made for the collection and  
diversion of such surface waters into  
public areas or drains which the  
developer has a right to use, and that  
such surface waters will be planned for  
in accordance with generally accepted  
engineering practices so as to reduce  
the likelihood of the damage to the  
adjoining property because of the  
construction of the project."

  
*Michael G. Bleck*  
Michael G. Bleck, PE 05.13.2021  
© 2021 Bleck Engineering Company, Inc. All Rights Reserved.  
Bleck Engineering Company, Inc. 15400 N. Lake Forest Road, Suite 100, Lake Forest, IL 60045

WOODLANDS ACADEMY  
760 E WESTLEIGH ROAD  
Lake Forest, ILLINOIS 60045

70-816	Project No.
MGB/MB	Drawn By
MGB	Checked By

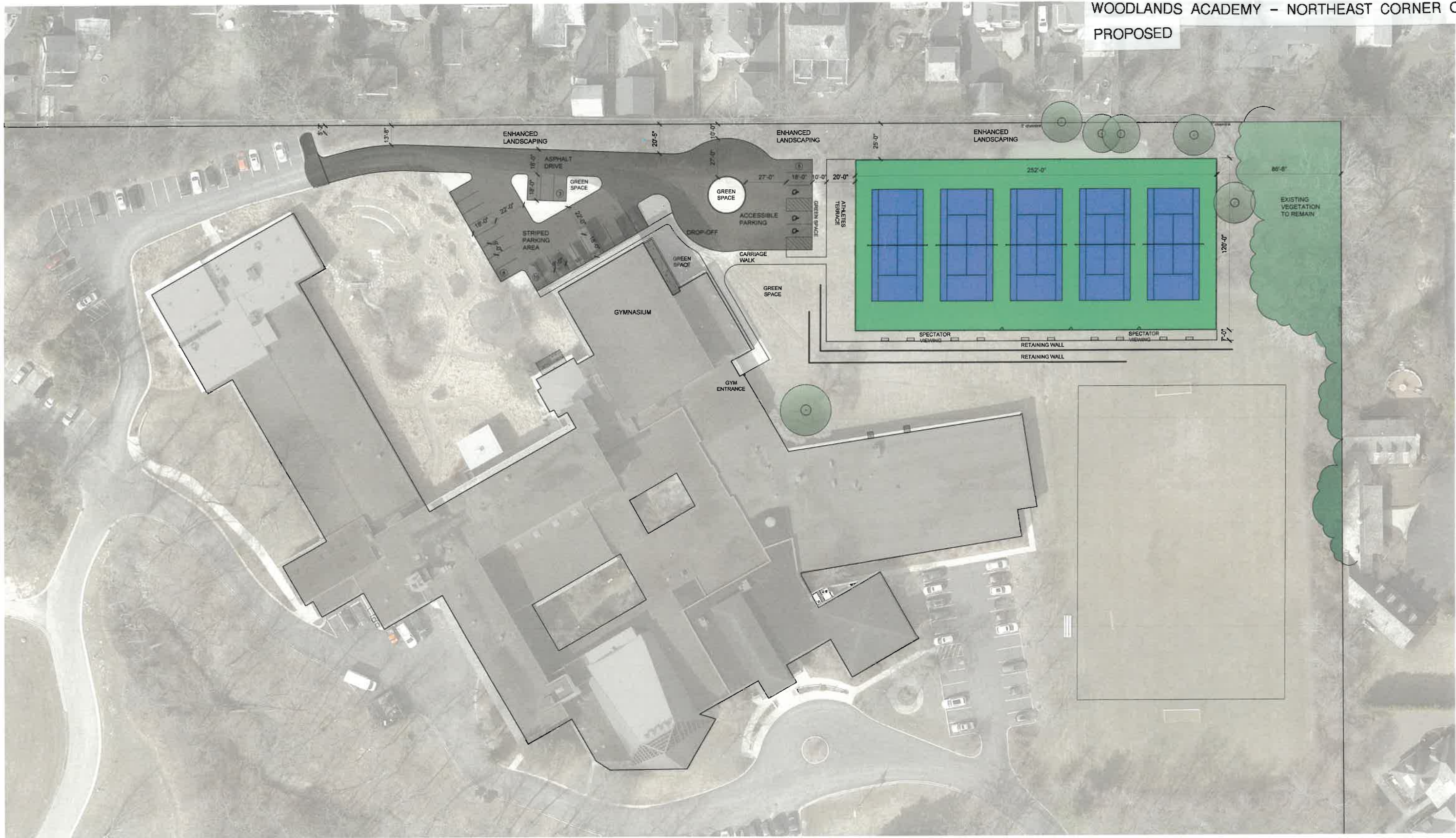
Drawing No.

Drawing Name  
Overall Site Plan

EXISTING PARKING  
26 STANDARD STALLS  
0 ADA STALLS  
26 TOTAL STALLS  
  
PROPOSED PARKING  
25 STANDARD STALLS  
3 ADA STALLS  
28 TOTAL STALLS

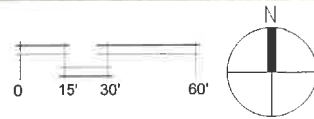
TOTAL POST CONSTRUCTION PARKING  
51 STANDARD STALLS  
3 ADA STALLS  
54 TOTAL STALLS





WOODLANDS ACADEMY – NORTHEAST CORNER OF CAMPUS  
PROPOSED

ATHLETIC CAMPUS - SITE PLAN  
SCALE 1"=30'-0"



ATHLETIC CAMPUS IMPROVEMENTS  
LAKE FOREST, ILLINOIS

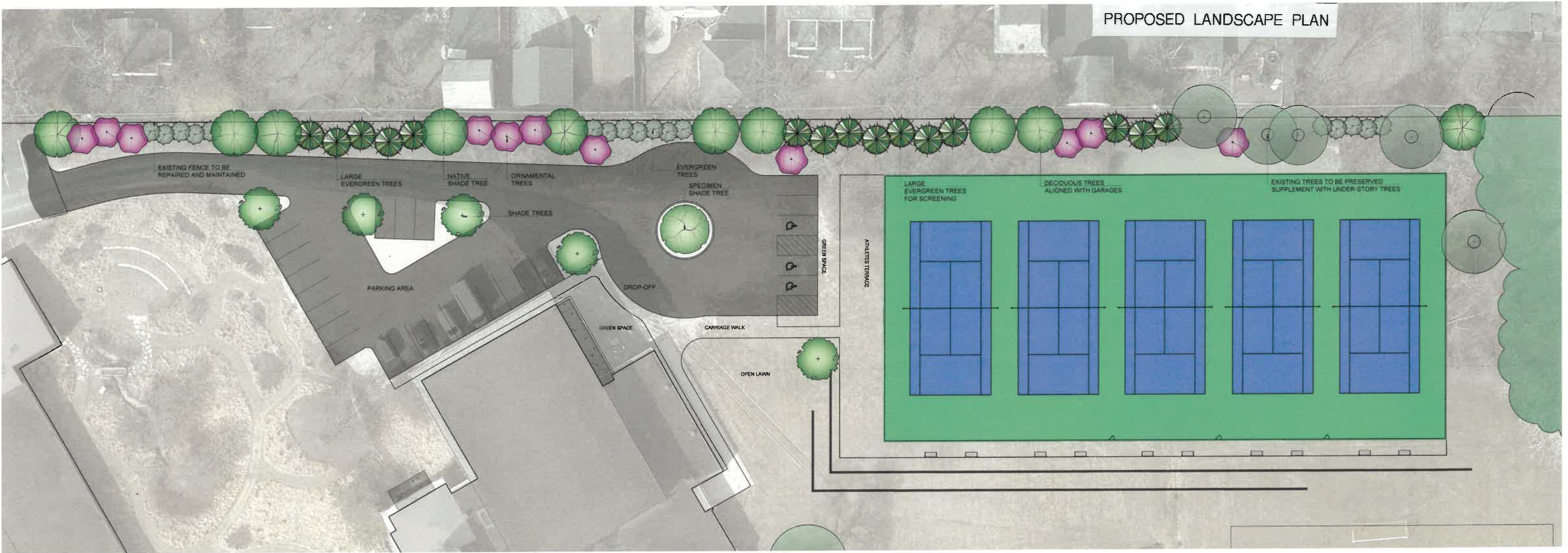
WOODLANDS ACADEMY

Kathryn Talty  
landscape architecture

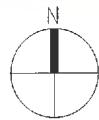
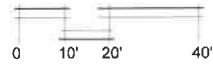
Winnetka, Illinois 60093  
847.612.5154  
www.kmtaltydesign.com

DATE:02.01.22





**BUFFER PLANTING**  
SCALE 1"=20'-0"



SHADE AND UNDERSTORY TREE TYPES

EVERGREEN TREE TYPES

NATURALIZED SCREENING



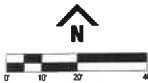
DEMOLITION PLAN

BLECK

engineers | surveyors

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

ATHLETIC  
CAMPUS  
IMPROVEMENTS  
LAKE FOREST, IL



BENCHMARK:  
ELEVATION =  
ALL ELEVATIONS ON THESE PLANS ARE ON  
CITY OF LAKE FOREST (USGS NAVD 88)  
DATUM

ISSUED DATE	ISSUED FOR
05.13.2021	PERMIT
07.18.2021	CITY REVIEW #1
07.05.2021	CITY REVIEW

PROFESSIONAL SEAL  
"To the best of our knowledge and belief,  
the drainage of the surface waters will  
not be changed by the construction of  
this project or any part thereof, or that if  
such surface waters drainage will be  
changed, reasonable provisions have  
been made for the collection and  
diversion of such surface waters into  
public areas or drains which the  
developer has a right to use, and that  
such surface waters will be planned for  
in accordance with generally accepted  
engineering practices so as to reduce  
the likelihood of the damage to the  
adjoining property because of the  
construction of the project."



Michael G. Bleck, PE 05.13.2021  
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Bleck Engineering Company, Inc. is a registered professional engineering firm in the State of Illinois.

WOODLANDS ACADEMY  
760 E WESTLEIGH ROAD  
LAKE FOREST, ILLINOIS 60045

70-816	Project No.
MGB/MGB	Drawn By
MGB	Checked By

Drawing No.

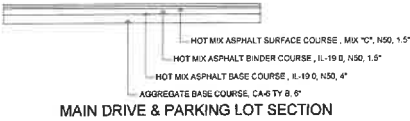
Drawing Name  
Demo & SE-SC

Field Hockey / Soccer

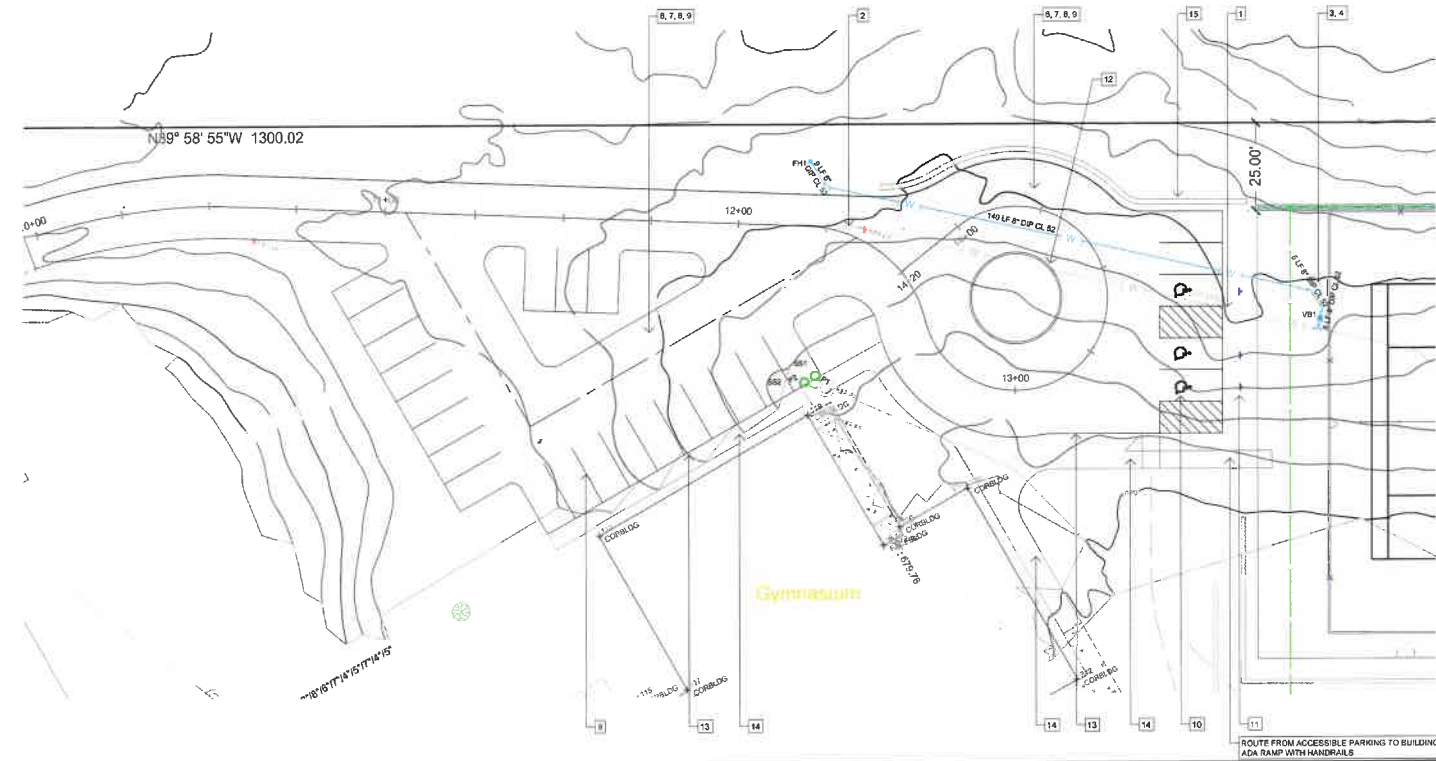
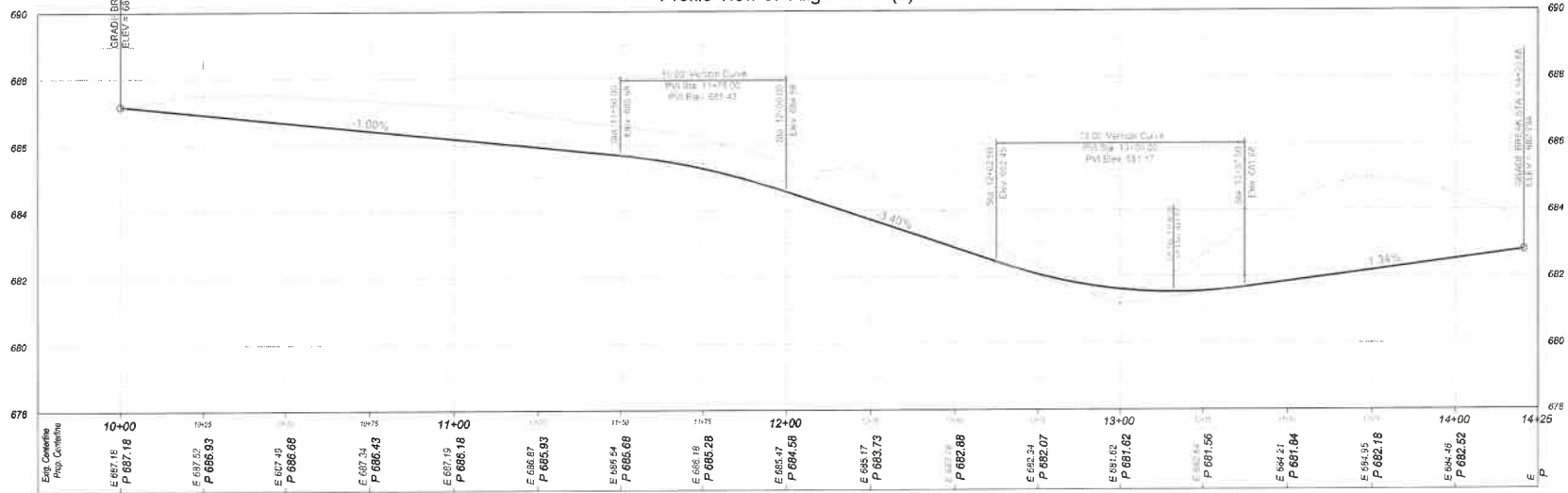
- ① STABILIZED CONSTRUCTION ENTRANCE  
Use existing driveway
- ② TREE PRESERVATION & CONSTRUCTION LIMITS FENCE  
Temporary 4' Tall Green Snow Fence w/ Steel Posts
- ③ SILT FILTER FENCE  
Shall comply with ASHTO Standard M 283-00
- ④ MUD AND DUST CONTROL
- ⑤ TEMPORARY INLET PROTECTION  
All open lot structures to have Catch All Baskets or approved equal.
- ⑥ SOD DISTURBED AREAS
- ⑦ DITCH CHECK  
Cut Log or Six Worm



ENGINEERING PLAN



Profile View of Alignment - (5)



1. REMOVE 8" WATER MAIN
2. REMOVE FIRE HYDRANT
3. WATER MAIN DUCTILE IRON PIPE CL 52
4. 8" RESILIENT WEDGE VALVE W/ VALVE BOX
5. EXCAVATION
  - 5.1. EARTH EXCAVATION
  - 5.2. PAVEMENT REMOVAL
  - 5.3. GRAVEL PARKING REMOVAL
6. AGGREGATE BASE COURSE CA-6, 10"
7. HOT MIX ASPHALT BINDER COURSE, IL-19.0, N50
8. HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50
9. PAINTED PAVEMENT MARKING 4" LINE (TYP)
10. PAINTED PAVEMENT MARKING LETTERS & SYMBOLS
11. ACCESSIBLE STALL SIGNAGE
12. CONCRETE CURB TYPE B6
13. P.C.C. SIDEWALK COMBINATION CURB / SIDEWALK
14. P.C.C. SIDEWALK
15. RETAINING WALL

STRUCTURE TABLE	PIPE TABLE
SS1 INLET TY A-1P 2'Ø TC 682.69 INV: 679.59	P1 3 LF 12" PVC SDR 26
SS2 INLET TY A - 1P TC 682.69 INV: 679.69	P2 3 LF 12" PVC SDR 26
VB1 8" RESILIENT WEDGE VALVE W/ BOX RIM: 683.74	

- SUGGESTED WATERMAIN WORK SEQUENCING
- A. SHUT DOWN MAIN
  - B. INSTALL TEE AND VALVE W/ VALVE CLOSED
  - C. TURN MAIN ON
  - D. INSTALL NEW MAIN AND FIRE HYDRANT
  - E. PRESSURE TEST AND CHLORINATE
  - F. TURN MAIN OFF
  - G. REMOVE OLD FIRE HYDRANT AND PIECE OF PIPE JUST WEST OF TEE
  - H. PLUG AND CAP TEE
  - I. TURN MAIN ON

BLECK

engineers | surveyors

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ATHLETIC  
CAMPUS  
IMPROVEMENTS  
  
Lake Forest, IL

0 10 20 40

Scale 1" = 20'

N

BENCHMARK  
ELEVATION =

ALL ELEVATIONS ON THESE PLANS ARE ON  
CITY OF LAKE FOREST (USGS NAVD 88)  
DATUM

ISSUED DATE	ISSUED FOR
05.13.2021	PERMIT

PROFESSIONAL SEAL

"To the best of our knowledge and belief,  
the drainage of the surface waters will  
not be changed by the construction of  
this project or any part thereof, or that if  
such surface waters drainage will be  
changed, reasonable provisions have  
been made for the collection and  
diversion of such surface waters into  
public areas or drains which the  
developer has a right to use, and that  
such surface waters will be planned for  
in accordance with generally accepted  
engineering practices so as to reduce  
the likelihood of the damage to the  
adjoining property because of the  
construction of the project."

SEAL

Michael G. Bleck, PE 05.13.2021

License No. 00210001 Expires 11/30/2021

WOODLANDS ACADEMY  
760 E WESTLEIGH ROAD  
Lake Forest, ILLINOIS 60045

70-816 Project No.

MGB/MGB Drawn By

MGB Checked By

Drawing No.

Drawing Name  
Parking Lot  
Improvements

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## WOODLANDS ACADEMY – ALTERNATE SITES CONSIDERED

**BLECK**

engineers | surveyors

**Bleck Engineering Company, Inc.**  
1375 North Western Avenue  
Lake Forest, Illinois 60045  
**T 847.295.5200 W [bleckeng.com](http://bleckeng.com)**

ATHLETIC  
CAMPUS  
IMPROVEMENTS

LAKE FOREST, IL

	ISSUED DATE	ISSUED FOR
12.08.2021		REVIEW
1	07.19.2021	CITY REVIEW #1
2	08.05.2021	CITY REVIEW
3	02.03.2021	SUP EXHIBIT

**PROFESSIONAL SEAL**

"To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of this project. We warrant that the drainage of such surface waters will not be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the developer has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of the damage to the adjoining property because of the construction of this project."

Michael G. Bleck, PE 05.13.2021  
Licence No. 002 048823 Expires 11/00/21

WOODLANDS ACADEMY  
760 E WESTLEIGH ROAD  
LAKE FOREST, ILLINOIS 60045

70-816	Project No.
MGB/MB	Drawn By
MGB	Checked By

Drawing No.

Drawing Name  
CAMPUS PLAN





## PROPOSED UPGRADE OF EXISTING LIGHTING

Licensed Electrical Contractor

1243 Rand Rd.  
DesPlaines, IL 60016  
Office 847-296-5400  
Email tcarlin@tecelc.com

September 30, 2021

**Woodlands Academy of  
The Sacred Heart  
760 E. Westleigh Rd.  
Lake Forest, IL 60045**

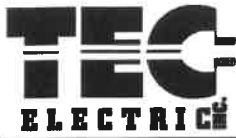
RE: Site Lighting for tennis parking area

1. Scope of work: Furnish labor and material to install new LED cutoff wall pack to rear of gym to light parking area.
2. All new conduit to be surface mounted to existing building.
3. Use existing circuits from existing light fixtures.
4. Remove existing light fixture for disposal.
5. Light fixtures A to be relocated to new position.
6. Light fixture B to be reinstalled in existing location.
7. Furnish the following items:
  - Qty-4- Fixture A (see attached cut sheet)
  - Qty-2- Fixture B (see attached cut sheet)
  - Qty-1- Lot material to install
  - Qty-1- Lot labor to install
  - Qty-1- Lot labor to install light fixture
8. New light fixtures to be controlled by new photo cell.
9. All work is to be completed during normal working hours 7:00 am through 3:30 pm Monday through Friday.
10. If above work is subject to city approval by local authority. Any changes to proposal, Additional cost to the owner may be incurred.

### **Not included**

1. Permit/ Permit fees
2. Permit drawings
3. Painting and patching

TEC Electric Inc. will provide all necessary material and labor to complete the above-mentioned work for the sum of **\$ 4,632.00**



Licensed Electrical Contractor

1243 Rand Rd.  
DesPlaines, IL 60016  
Office 847-296-5400  
Email tcarlin@tecelc.com

**Terms & Conditions**

This quotation includes tax and ground freight shipping of equipment only.

Terms: Net 30 days after delivery of equipment and completion of installation.

This quotation is valid for 30 days, after 30 days contact TEC Electric Inc. to verify pricing.

**Warranties** Labor warranted for one year from completion of project. Material to be warranted by manufacture.

**Default:** In the event of default in payment or otherwise by owner/agent, at the option of contractor, the entire unpaid balance shall become immediately due and payable and interest shall accrue at 18% per annum pro rata until fully paid. Contractor may accept payments after default without prejudice but is not obligated to do so, without waiver of right to pursue collection of the entire balance due. Owner/agent agrees to pay all attorney's fees, costs and expenses of Contractor in the event contractor takes legal action to collect the balance due.

**Venue:** This agreement shall be governed by the laws of the State of Illinois. Owner/agent consents to the jurisdiction and venue of any court located in the county of Cook, State of Illinois in the event of any legal proceeding pertaining to the negotiation, execution, performance or enforcement of any term or condition contained in this agreement or any related document and agrees not to commence or seek to remove such legal proceeding in or to a different court and/or county.

If any provision of this contract violates the law or is unenforceable, the rest of the contract shall remain valid.

This Agreement constitutes the entire agreement and supersedes all other prior agreements and understandings, both written and oral, among the parties or any of them, with respect to the subject matter thereof.

Please simply sign and date at the bottom where indicated, for authority to proceed under the above terms and conditions, and return the original to us. However, if you have any questions or suggestions pertaining to this proposal or the work you would like accomplished, please do not hesitate to call me at (847) 296-5400. I am looking forward to working with you and your firm.

**Authorization To Proceed:**

I agree to the terms in the above proposal and grant authorization to proceed in accordance with above said terms.

\_\_\_\_\_  
Authorized signature

\_\_\_\_\_  
Date

Sincerely,  
Tim Carlin



# Woodlands Academy

Lighting rear of gym parking lot

Legend

Property line

100' to property line

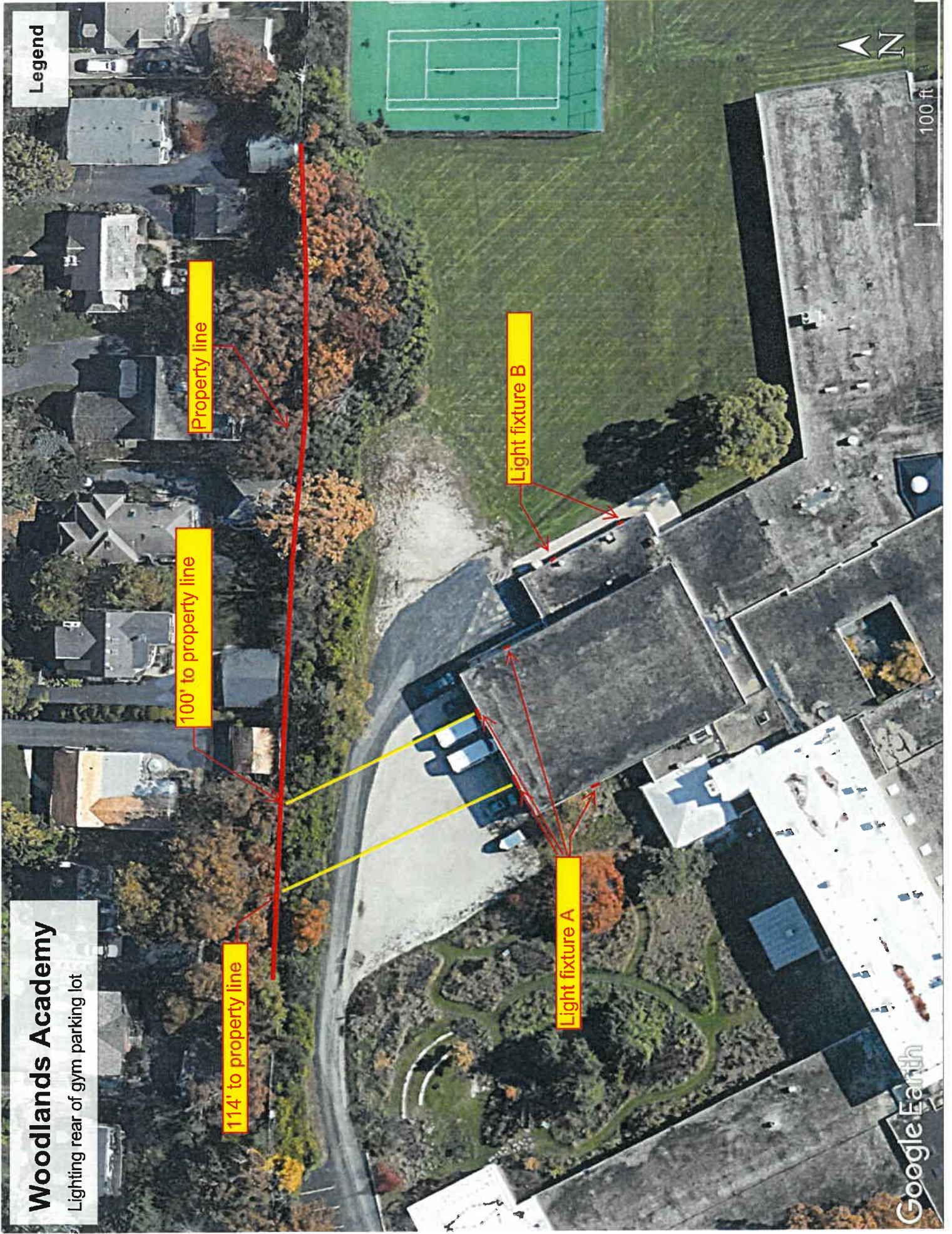
114' to property line

Light fixture B

Light fixture A

Google Earth

100 ft







## E-WRC SERIES

LED Cutoff Wall Pack  
Replaces up to 250W MH



### Easy Installation, Easy on the Wallet

Our cULus listed savr E-WRC Series LED Cutoff Wall Pack allows you to select your color temperature based on your needs: 3000K, 4000K, or 5000K. It delivers up to 9600 lumens and features a fast and easy installation, with (4) 1/2-inch conduit knock outs. It's estimated to last over 100,000 hours of maintenance-free operation and comes with a 5-year warranty.

### Features & Benefits

- CCT selectable options (3000K, 4000K or 5000K)
- Delivers up to 9600 lumens
- FCC Certified
- RoHS Compliant

### Recommended Use

- Security
- Commercial
- Perimeter Lighting

### Input Voltage

- Universal (120V through 277V Operation)

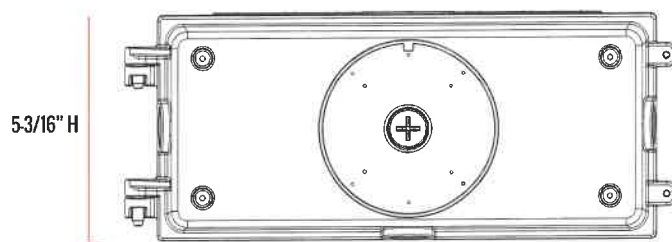
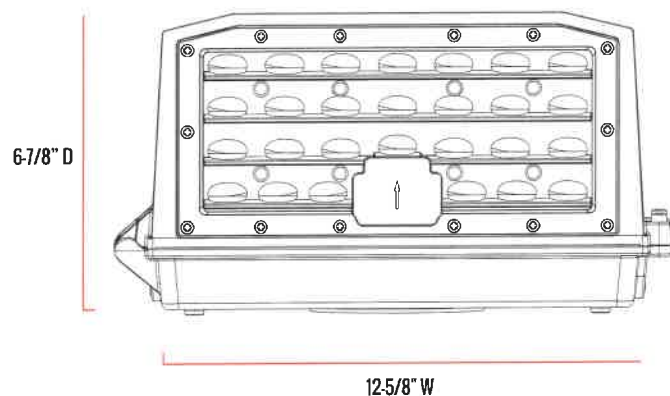
### Certifications



\*WARNING: Cancer and Reproductive Harm -  
[www.p65warnings.ca.gov](http://www.p65warnings.ca.gov)



## E-WRC SERIES



### SERIES OVERVIEW

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
12-5/8" W X 5-3/16" H X 6-7/8" D	<b>E-WRC03:</b> 4.76 lbs.	12-20 Feet	4 to 5 times the mounting height
	<b>E-WRC05:</b> 5.16 lbs.	12-20 Feet	4 to 5 times the mounting height
	<b>E-WRC07:</b> 5.42 lbs.	12-20 Feet	4 to 5 times the mounting height
	<b>E-WRC10:</b> 5.47 lbs.	12-20 Feet	4 to 5 times the mounting height



### FIXTURE SPECIFICATIONS

<b>HOUSING</b>	Heavy duty die-cast aluminum housing with medium bronze powder coated finish for corrosion resistance.
<b>LENS ASSEMBLY</b>	High-quality, shatter-resistant polycarbonate lens.
<b>MOUNTING</b>	Easy installation with: (4) 1/2-inch conduit knock outs for flexibility with mounting options.



### WARRANTY & CERTIFICATIONS

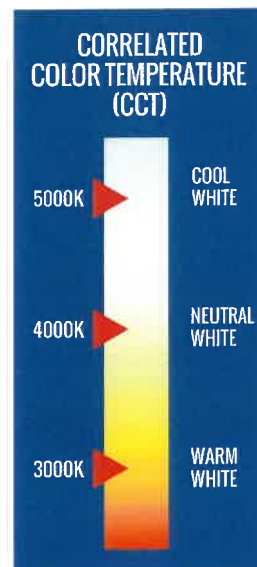
<b>WARRANTY</b>	5-Year Limited
<b>cULus LISTED</b>	Wet Locations
<b>DLC</b>	Premium

## E-WRC SERIES



### ELECTRICAL PERFORMANCE

OPERATING TEMPERATURE RANGE	LIFESPAN L70 AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°F to 104°F (-40°C to 40°C)  (E-WRC07): -40°F to 95°F (-40°C to 35°C)	Estimated >100,000 Hours	> 0.9	< 20%	Yes, 1-10V
INPUT VOLTAGE Current Draw (Amps)	120V	208V	240V	277V
E-WRC03A-F345BZ	0.257A	0.148A	0.128A	0.11A
E-WRC05A-F345BZ	0.367A	0.212A	0.183A	0.159A
E-WRC07A-F345BZ	0.55A	0.317A	0.275A	0.238A
E-WRC10A-F345BZ	0.73A	0.42A	0.367A	0.32A



### OUTPUT SPECIFICATIONS

SKU	REPLACES	LIGHT OUTPUT	COLOR TEMP	POWER CONSUMPTION	COLOR ACCURACY
E-WRC03A-F345BZ	100W PSMH	up to 3600 Lumens	CCT Selectable: 3000K, 4000K or 5000K	28W	≥ 70
E-WRC05A-F345BZ	150W PSMH	up to 5100 Lumens	CCT Selectable: 3000K, 4000K or 5000K	40W	≥ 70
E-WRC07A-F345BZ	175W MH	up to 7300 Lumens	CCT Selectable: 3000K, 4000K or 5000K	60W	≥ 70
E-WRC10A-F345BZ	250W MH	up to 9600 Lumens	CCT Selectable: 3000K, 4000K or 5000K	80W	≥ 70

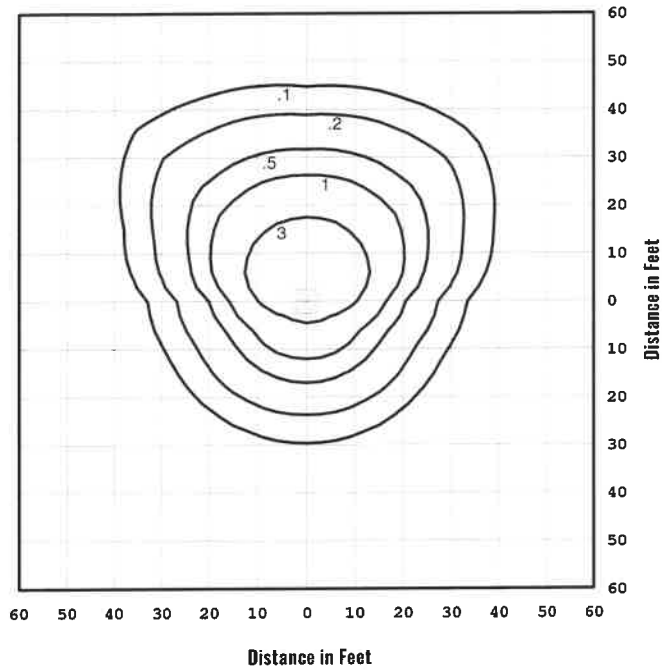


## E-WRC SERIES



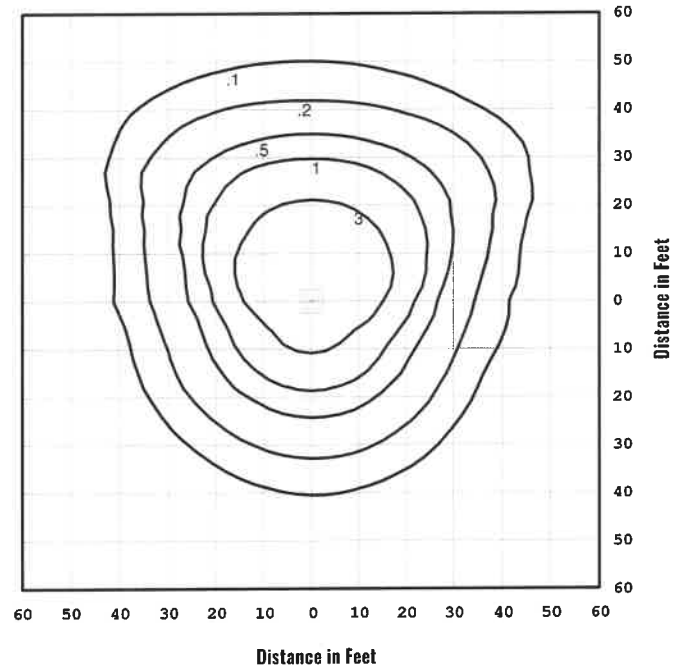
### E-WRC05A

Mounting height: 15'



### E-WRC10A

Mounting height: 15'



**Note:** All published photometric testing performed to IES LM-79-08 standards. Fixture photometry was completed on a single representative fixture. Foot candle levels are noted inside graph. Visit [e-conolight.com](http://e-conolight.com) for the latest EPA data.

## ACCESSORIES (SOLD SEPARATELY)



**UNIVERSAL BUTTON PHOTOCELL (120V-277V)**

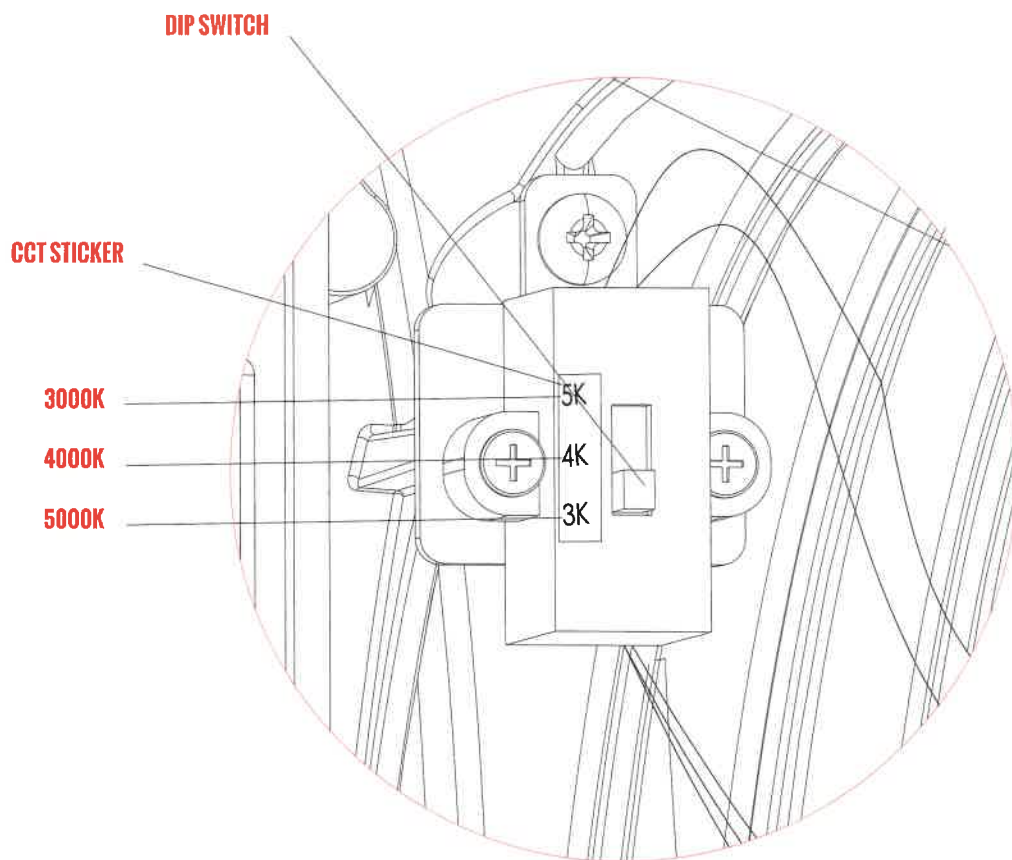
**SKU: JL-423CZ**

**USE:** Photocell is field installed and drilling of the back box is required.

## E-WRC SERIES



**SELECT YOUR COLOR TEMPERATURE (CCT) WITH THE FLIP OF A SWITCH:**



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**e-conolight /savr/ C-Lite:**  
e-conolight.com | Customer Service: 888-243-9445 | Fax: 262-504-5409  
150196th Street, Sturtevant, WI 53177

**Cree Lighting US / C-Lite Distribution Sales:**  
creelighting.com | Distribution/Sales: 855-617-2733  
9201 Washington Avenue, Racine, WI, 53406

July 14, 2021

For informational purposes only. Content is subject to change.





## E-WPS SERIES

LED Slim Wall Pack  
Replaces Up To 250W MH



### Security In An Affordable Box

An affordable option for increasing security at building entrances and around perimeters, our savr E-WPS Series LED Slim Wall Pack delivers up to 8900 lumens. It features a cULus listing, >80 CRI, and a 5-year warranty. Available in 4000K and 5000K.

### Features & Benefits

- Sealed, die-cast aluminum housing is weather-proof to prevent the intrusion of dust and water
- Knockouts provided on both sides and bottom for ease of installation
- Slim design offers a sleek and architectural look

### Recommended Use

- Security
- Building Entrances
- Perimeter Lighting

### Input Voltage

- Universal (120V through 277V Operation)

### Certifications



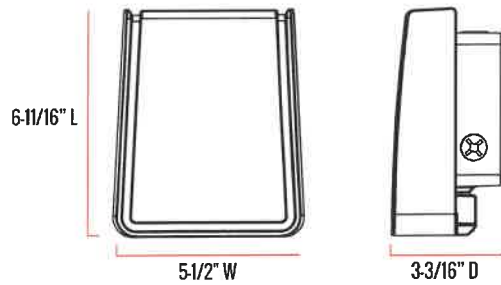
\*WARNING: Cancer and Reproductive Harm -  
[www.p65warnings.ca.gov](http://www.p65warnings.ca.gov)



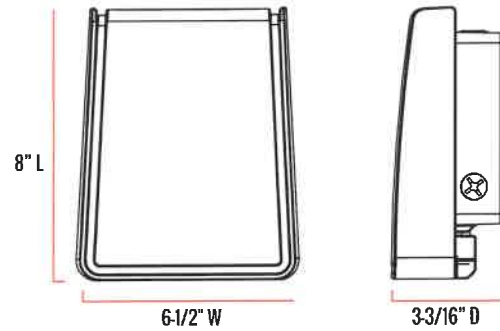


## E-WPS SERIES

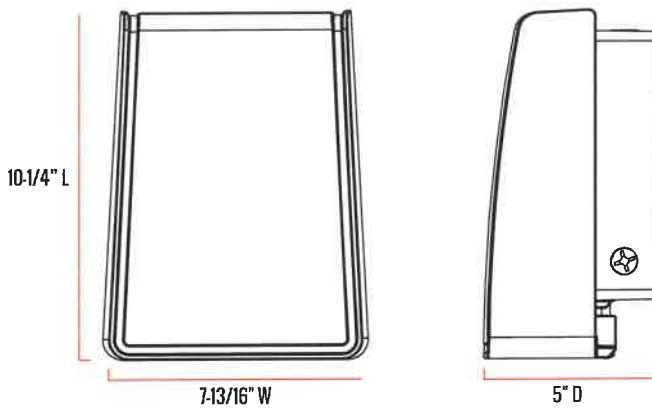
E-WPS01



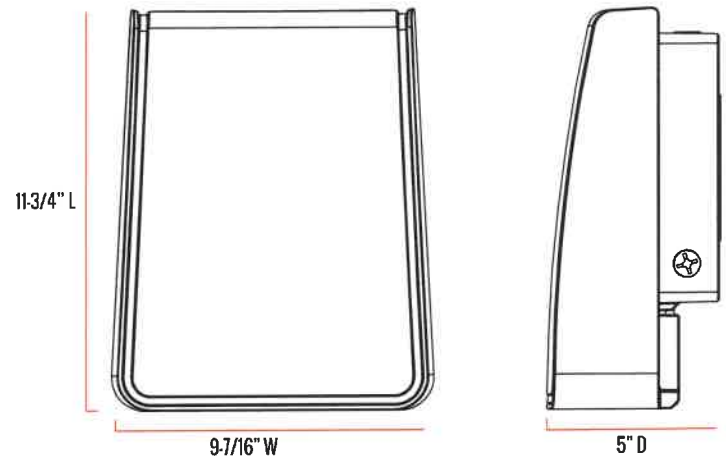
E-WPS03



E-WPS05



E-WPS08



### SERIES OVERVIEW

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
<b>E-WPS01:</b> 6-11/16" L X 5-1/2" W X 3-3/16" D	2.31 lbs.	8-20 Feet	4 to 5 times the mounting height
<b>E-WPS03:</b> 8" L X 6-1/2" W X 3-3/16" D	2.97 lbs.	8-20 Feet	4 to 5 times the mounting height
<b>E-WPS05:</b> 10-1/4" L X 7-13/16" W X 5" D	5.25 lbs.	8-20 Feet	4 to 5 times the mounting height
<b>E-WPS08:</b> 11-3/4" L X 9-7/16" W X 5" D	8.25 lbs.	8-25 Feet	4 to 5 times the mounting height



### FIXTURE SPECIFICATIONS

<b>HOUSING</b>	Durable, die-cast aluminum
<b>LENS ASSEMBLY</b>	UV stabilized polycarbonate lens
<b>MOUNTING</b>	Mounts to standard 4-inch junction box. Knockouts provided on both sides and bottom for surface conduit wiring.



### WARRANTY & CERTIFICATIONS

<b>WARRANTY</b>	5-Year Limited
<b>cULus LISTED</b>	cULus Listed
<b>DLC</b>	Standard

e-conolight/savr/ C-Lite:  
e-conolight.com | Customer Service: 888-243-9445 | Fax: 262-504-5409  
1501 96th Street, Sturtevant, WI 53177

Cree Lighting US / C-Lite Distribution Sales:  
creelighting.com | Distribution/Sales: 855-617-2733  
9201 Washington Avenue, Racine, WI, 53406

April 20, 2021

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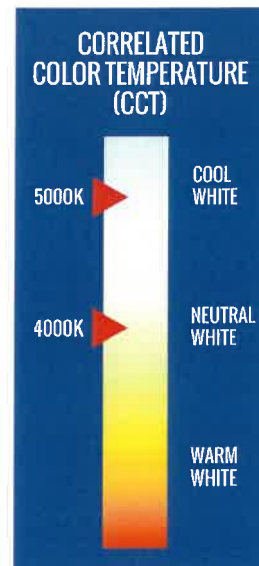


## E-WPS SERIES



### ELECTRICAL PERFORMANCE

OPERATING RANGE	LIFESPAN L70 AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°F to 104°F (-40°C to 40°C)	Estimated >50,000 Hours	> 0.9	< 20%	No
INPUT VOLTAGE Current Draw (Amps)	120V	208V	240V	277V
E-WPS01	0.13A	0.08A	0.07A	0.06A
E-WPS03	0.25A	0.14A	0.12A	0.11A
E-WPS05	0.44A	0.25A	0.22A	0.2A
E-WPS08	0.68A	0.39A	0.33A	0.31A



### OUTPUT SPECIFICATIONS

SKU	REPLACES	LIGHT OUTPUT	COLOR TEMP	POWER CONSUMPTION	COLOR ACCURACY
E-WPS01A-N40B	50W MH	1700 Lumens	4000K	15W	≥ 80
E-WPS01A-N50B	50W MH	1700 Lumens	5000K	15W	≥ 80
E-WPS03A-N40B	100W PSMH	3300 Lumens	4000K	28W	≥ 80
E-WPS03A-N50B	100W PSMH	3300 Lumens	5000K	28W	≥ 80
E-WPS05A-N40B	150W PSMH	5500 Lumens	4000K	50W	≥ 80
E-WPS05A-N50B	150W PSMH	5500 Lumens	5000K	50W	≥ 80
E-WPS08A-N40B	250W MH	8900 Lumens	4000K	80W	≥ 80
E-WPS08A-N50B	250W MH	8900 Lumens	5000K	80W	≥ 80

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1501 96th Street, Sturtevant, WI 53177

Cree Lighting US / C-Lite Distribution Sales:  
creelighting.com | Distribution/Sales: 855-617-2733  
9201 Washington Avenue, Racine, WI, 53406

April 20, 2021

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## E-WPS SERIES



### ACCESSORIES (SOLD SEPARATELY)



Universal Button Photocell (120V-277V)

**SKU: JL-423CZ**

**USE:** Photocell is field installed and drilling of the back box is required.

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creelighting.com | Distribution/Sales: 855-617-2733  
9201 Washington Avenue, Racine, WI, 53406

April 20, 2021

For informational purposes only. Content is subject to change.





## Correspondence Received

In Support

In Opposition

Location Map for Correspondence Received

In Support

**Czerniak, Cathy**

---

**Subject:**

FW: Woodlands Academy Campus Improvement

---

**From:** kate buckardt <[katebuckardt@yahoo.com](mailto:katebuckardt@yahoo.com)>

**Sent:** Thursday, January 27, 2022 9:37 AM

**To:** Czerniak, Cathy <[CzerniaC@cityoflakeforest.com](mailto:CzerniaC@cityoflakeforest.com)>; [llmhmooney@gmail.com](mailto:llmhmooney@gmail.com)

**Subject:** Woodlands Academy Campus Improvement

**CAUTION:** This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Dear Ms. Czerniak and City Council,

I am writing in support of Woodlands Academy and their plans for a tennis court renovation and addition, paved rear parking area, and improved storm water drainage. As a Woodlands alumna and a long time Lake Forest resident I see this project as a wonderful enhancement to this lovely school campus. The Sacred Heart tradition in Lake Forest is strong and has always been an important asset to our community. The upgrades to Woodlands Academy will ensure that the school remains vibrant and competitive.

With these new tennis courts located on the Woodlands Campus, the tennis and pickle ball courts in Waveland Park will have more availability for our residents. My house is located just behind Waveland and with the growth in popularity of pickle ball these courts are in constant use. By improving and adding to the tennis courts at Woodlands and upgrading the drainage we can be a both a good neighbor to Woodlands Academy and also to the residents of Lake Forest.

Sincerely,

Kate Buckardt  
53 East Sandpiper Lane  
Lake Forest

This message may contain sensitive, confidential, and/or proprietary information and it is intended for the person/entity to whom it was originally addressed. Any use by others is strictly prohibited.



## Czerniak, Cathy

---

**From:** Grace Stutzmann <grace.stutzmann@rosalindfranklin.edu>  
**Sent:** Thursday, January 27, 2022 1:33 PM  
**To:** Czerniak, Cathy  
**Subject:** Approval for Woodlands Academy Campus Improvements

**CAUTION:** This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Dear Ms. Czerniak,

I am writing as a Lake Forest resident, a Woodlands Academy parent, and a neighbor to the WA campus, with the purpose of advocating for the much-needed campus improvement plans being put forth.

As you know, the school has made extensive efforts to improve several key features of the campus, including renovating the aged tennis courts, paving compromised parking areas, and addressing storm water drainage issues. We urge the Lake Forest Zoning Board of Appeals to approve these requests, as they will not only positively impact the students and WA community, but the Lake Forest community and local environment as whole.

This top-ranked academic institution is a shining star in our town, and we wish to keep it looking and operating as such. Again, please approve the requested upgrades.

Sincerely,  
Grace

---

Grace E. Stutzmann, Ph.D  
Director, Center for Neurodegenerative Disease and Therapeutics  
Professor and Chair, Discipline of Neuroscience  
Rosalind Franklin University / The Chicago Medical School  
3333 Green Bay Road  
North Chicago, IL 60064  
ph (847) 578-8540  
fax (847) 578-8515

## Czerniak, Cathy

---

**From:** peter.hirs@gmail.com  
**Sent:** Thursday, January 27, 2022 5:25 PM  
**To:** Czerniak, Cathy  
**Cc:** 'Jacqueline Hirs'  
**Subject:** Woodlands Academy Campus Improvement

**CAUTION:** This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Dear Mrs. Czernia,

We are residents of Lake Forest (living on 191 N Sheridan Road) with a daughter who is in her first year at the Woodlands Academy.

We write to you to support the efforts of the school to carry out several improvements to their beautiful campus, such as a renovation of the tennis courts, a paved rear parking area and improved storm water drainage (the Backyard Project).

Lake Forest sets itself apart by having several excellent public and private educational institutions. Woodlands Academy stands out as a unique school. Our daughter Victoria is extremely happy there and has made friends across the entire social spectrum within a short period of time. The school is able to attract students from all over the Northshore, the country and abroad.

We believe that it's in Lake Forest's vital interest to continue to host these great schools and allow them to improve their facilities, thereby making them even more attractive to prospective students. Compared to the other schools in Lake Forest, the campus of Woodlands Academy requires continued renovation and improvements which will take some time. The proposed Backyard Project represents an important milestone on this journey.

On behalf of Woodlands Academy and as residents of Lake Forest, we ask that you favorably consider the school's Backyard Project plan at the upcoming Lake Forest Zoning Board of Appeals.

Please do not hesitate to reach out to us if we can be of any further assistance.

Kind regards,

Peter & Jacqueline Hirs

# *The Kotlarz Family*

696 NORTH GREEN BAY ROAD, LAKE FOREST, ILLINOIS 60045

January 27, 2022

Dear Ms. Czerniak and Committee,

I am writing in support of Woodlands Academy proposed Backyard Project, involving replacement and addition of five regulation tennis courts, paving improvements to the parking areas, improvements to the access road to the gymnasium, drainage improvement for the Woodlands Academy campus and landscaping improvements to the property line.

As a resident of Lake Forest, our two daughters attended Woodlands Academy (2010-2015). We feel that the school continues to be an integral part of the Lake Forest community, a thoughtful neighbor, and cherished Lake Forest gem for over 100 years.

Recalling the many visits to Woodlands Academy during our girls' tenure for sporting events indoor and outdoor, parking in the back of the school during all Midwestern weather seasons, this improvement is long overdue.

The school is at a great disadvantage with other schools in the area with only two, extremely worn tennis courts dating back 25+ years. This improvement will allow Woodlands to be up to the IHSA standards, like other high schools in our community. This is a critical improvement for the school and for the community.

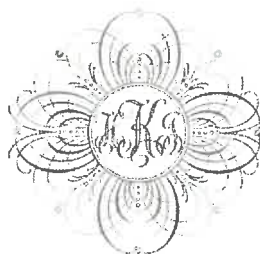
We attended the Backyard Project community meeting at Woodlands on January 18<sup>th</sup> and feel that the school and professionals working on the project have thoughtfully and respectfully involved the community's input in their landscaping proposal for the property line.

Please accept our letter of support for the Woodlands Backyard Project.

Kindest regards,

*Joe & Heather Kotlarz*

Joseph and Heather Kotlarz





## Czerniak, Cathy

---

**From:** Diana Moore <diana@ddthmg.com>  
**Sent:** Friday, January 28, 2022 10:17 AM  
**To:** Czerniak, Cathy  
**Cc:** David Moore; Lynda Mooney  
**Subject:** Woodlands Backyard Project

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

To the Zoning Board of Lake Forest:

We are writing to express our support for the Backyard Project at Woodlands Academy. The plan is well thought out, and will enhance the health not only of Woodlands' students but also of adjacent households.

The driveway changes to allow for improved traffic flow will reduce idling engines - something that will be good for the whole neighborhood. Additionally, buses will be able to turn around by driving forward in the new circle. This will be safer for pedestrians, and will eliminate the loud beeping noise buses make when in the reverse gear.

The changes to water flow will enable easier access to the gym, and the addition of more tennis courts will encourage more use of those courts. If you build it, they will come!

These proposed changes will be a great enhancement to the school, and to the city.

Sincerely,

Diana & David Moore  
255 North Mayflower Rd

## Czerniak, Cathy

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**From:** David Sweet <dafsweet@aol.com>  
**Sent:** Friday, January 28, 2022 1:07 PM  
**To:** Czerniak, Cathy  
**Subject:** Support for Woodlands Academy Request

**CAUTION:** This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Hi Cathy,

As the parents of a Woodlands Academy alumna and as Lake Forest residents, we would like the Zoning Board to know we support the improvements planned for the school's tennis courts, parking and other areas. These moves will certainly benefit the students there and help attract new ones. Woodlands has been a fantastic girl for schools for more than 100 years and a real asset to our community.

Thanks,

Tricia and David Sweet  
833 Beverly Place  
Lake Forest, IL 60045

## Czerniak, Cathy

---

**From:** bjwoodprince@aol.com  
**Sent:** Friday, January 28, 2022 1:17 PM  
**To:** Czerniak, Cathy  
**Cc:** llmhmooney@gmail.com  
**Subject:** Woodlands "Backyard Project"

**CAUTION:** This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Hello Cathy,

I am writing about the Woodlands improvement project. This is a project that is long over due and much needed by the school. I have looked at the details of the plans and heartily support this effort.

It is very important that girls have the same opportunity for sports as do boys. As an athlete myself, I know how important sports have been to me. (I am still playing tennis at 85. ) The storm water drainage has been a problem for far too long. The time to fix this is now!

I very much hope that the Zoning Board will look favorably on our plans.

Thank you for your efforts on our behalf.

Sincerely,  
Barbara Wood-Prince  
300 W. Westminster Rd.  
Lake Forest, IL 60045



## Czerniak, Cathy

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**From:** Kate Holland <kate@lfsuite-escape.com>  
**Sent:** Friday, January 28, 2022 1:56 PM  
**To:** Czerniak, Cathy  
**Cc:** Pops 🧑🏻; L Mooney  
**Subject:** Letter in Support of Woodlands' Academy Backyard Project

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

To: Ms. Cathy Czernia, Director of Community Development & The Lake Forest Zoning Board of Appeals

This letter is to show our support, as Lake Forest residents, for the Woodlands Academy "Backyard Project" that is set for review by the City's Zoning Board of Appeals. Woodlands' plan to renovate their tennis courts, paved rear parking area, and water storm drainage system will improve not only the physical appearance, function, and safety of its campus but also better the environment and experience for Woodlands student's, their families, and the larger community beyond.

Woodlands Academy has been a responsible community member providing high school education for young women for the past 118 years. Central to Woodlands' mission are the concepts of social awareness and the building of community. This improvement project not only serves these pillars of Woodlands mission, but also provides a benefit to the City of Lake Forest, it residents, and visitors. As Lake Forest residents, John and I have always valued the city's commitment to superb management, responsibility, and its strong sense of community. We thereby urge this Board to Approve the Backyard Project for Woodlands Academy, as the project directly serves both the mission of Woodland's Academy and the values held by the City of Lake Forest.

Sincerely John & Kate Holland  
222 East Onwentsia Rd.  
Lake Forest, IL 60045  
847-814-1976

## Czerniak, Cathy

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**From:** tara hawkins <hawkestara@hotmail.com>  
**Sent:** Friday, January 28, 2022 4:13 PM  
**To:** Czerniak, Cathy  
**Subject:** Zoning Board Appeal-Woodlands Academy

**CAUTION:** This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Dear Ms. Czerniak,

We are writing to you on behalf of Woodlands Academy and the Backyard Project that is being presented to the Lake Forest Zoning Board of Appeals. As a residents of Lake Forest and parents of a Woodlands student, we feel very passionate about these improvements to the school and its grounds. The proposed tennis court renovation, paved parking area and improved storm water drainage will great improve the campus and the activities that the students of Woodlands engage in everyday. Woodlands Academy is an unmatched school that empowers young women to change the world by being responsible, educated, socially aware and respectful global citizens. The school has been a wonderful asset to the Lake Forest community.

We respectfully ask you to approve the Backyard Project that will allow these improvements to Woodlands Academy so they can continue to offer opportunities that are consistent with its mission, the athletic endeavors and the health and well being of all of the students.

Thank you for your time and consideration.

Best,  
Matt and Tara Eggers  
775 S. Ridge Road  
Lake Forest

January 29, 2022

Lake Forest Zoning Committee

Lake Forest, IL 60045

Dear Lake Forest Zoning Committee Members:

As a lifelong resident of Lake Forest, widow of a former Zoning Committee Member, James F Stokes, an alumna of Woodlands Academy, mother of a Woodland's alumna and grandmother of two Woodlands recent graduates, I have a vested interest in seeing the Backyard Project approved. They desperately need renovated tennis courts, paved rear parking and improved stormwater damage.

Woodlands is a community treasure, which needs these necessary improvements. They have been a wonderful asset to Lake Forest for over 118 years. The students deserve to have their school in top condition. The tennis courts contribute to the athletic program and add to the well-being of the girls. Presently, the girls need to play on the public courts which adds nothing to their tennis program. In fact, the need to transport the girls over to Waveland Park does not make any sense at all when there is existing space on the campus of Woodlands. It is hard for me to believe there are those in disagreement with



these issues. The neighbors will come and go -Woodlands will not. Visually – one sees the courts at Onwentsia as one drives by. I have never in 60 years heard a complaint regarding them. I know my deceased husband, James Forsman Stokes, would be in total agreement with me.

Respectfully,

*Mary Riley Stokes*

Mary Riley Stokes

1443 N. McKinley Rd

Lake Forest, IL 60045

## Czerniak, Cathy

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**From:** Magdelene Roemer <magdeleneroemer@gmail.com>  
**Sent:** Saturday, January 29, 2022 8:57 AM  
**To:** Czerniak, Cathy  
**Cc:** llmhmooney@gmail.com  
**Subject:** Woodlands Backyard Project

**CAUTION:** This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

January 29, 2022

Cathy Czerniak  
Director of Community Development  
City of Lake Forest  
220 E Deerpath Rd  
Lake Forest, IL 60045

Dear Ms. Czerniak:

I am writing to express my support for the proposed Woodlands Academy tennis court renovation/addition, paved rear parking area, and improved storm water drainage project.

As a student at Woodlands Academy and a resident of Lake Forest, I am incredibly proud of the long history of partnership that Woodlands and Lake Forest share. Both the school and the town have a great reputation and one reason is because both strive for and achieve excellence in every aspect, including continual improvements and upkeep of outdoor areas so people can get the safest and most enjoyable experience. Also, I am a member of the Woodlands tennis team and I know firsthand how positively impactful these proposed improvements would be. Participation in tennis and other sports contribute to the overall health and well-being of my classmates and me, and approving this project will ensure my classmates and I are able to continue receiving this health benefit.

With this letter, I encourage the City of Lake Forest to approve the proposed Woodlands Academy tennis court renovation/addition, paved rear parking area, and improved storm water drainage project.

Sincerely,

Magdelene Roemer (Woodlands Academy, Class of 2023)  
30 Marion Avenue  
Lake Forest, IL 60045

Sent from my iPhone

## Czerniak, Cathy

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**From:** desbarats@comcast.net  
**Sent:** Saturday, January 29, 2022 12:32 PM  
**To:** Czerniak, Cathy  
**Cc:** meister.mc@gmail.com; desbarats@aol.com  
**Subject:** Woodlands Academy petition

**CAUTION:** This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

### EDWARD H. BENNETT, III

300 South Bluff's Edge Drive  
Lake Forest, Illinois 60045

847-602-4154

[Desbarats@AOL.com](mailto:Desbarats@AOL.com)

January 29, 2022

By E-mail

The City of Lake Forest  
Zoning Board of Appeals  
c/o Ms. Catherine Czerniak,  
Director of Community Development,  
czerniac@cityoflakeforest.com  
220 East Deerpath Road  
Lake Forest, IL 60045

Dear Members of the Zoning Board of Appeals

Kaley Meister, my neighbor, and a student at Woodlands Academy, has asked me to write a letter of support for Academy's petition to rebuild their tennis courts and to construct three additional tennis courts. I support this request.

Woodlands Academy is a superb school and is rated among the best in Illinois. I feel it is likely to be among the best in the country. These new and refurbished courts will enable them to fully support their tennis team.

I urge you to agree to their petition.

Sincerely,



CC: Mrs. Mary Meister  
meister.mc@gmail.com  
Ms. Kaley Meister



## Czerniak, Cathy

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**From:** Regina Lind <rfurlind@aol.com>  
**Sent:** Saturday, January 29, 2022 1:05 PM  
**To:** Czerniak, Cathy  
**Subject:** Woodlands Backyard Project

**CAUTION:** This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Good Morning Cathy,

Our family has been part of the Woodlands Academy Community off and on since 2001. Our daughter graduated in 2005 and in 2018 a young woman Becky Ugarte, from North Chicago whom I mentor, started as a freshman and will graduate in the spring. Our daughter went on to graduate from Harvard and Becky was offered a full scholarship to Grinnell College. I mention this because these two young women could not have come from more different backgrounds nor been blessed with talents more diverse, yet Woodlands provided them both a place where they felt at home and free to grow and succeed.

I think that often the Lake Forest community is not fully aware of what an unusual school Woodlands Academy is in that it is single sex and Catholic. That combination appealed to me as I'd attended a school much like it for high school and still hold dear the values I learned there. Though a Catholic school, Woodlands welcomes young women of all religions and cultures and teaches acceptance of and respect for all.

In the time I've been involved with the school it has continued to increase the rigor of its curriculum. Twenty four AP classes are now offered and students are given the option of study all over the world. The Woodlands Academy Center for Global Studies sends all who want to go (with financial aid) to travel and study for one week at the end of each school year.

In order to continue to provide this very unique opportunity for young women to grow and excel, Woodlands Academy must remain competitive in academics, the arts, STEM and athletics. The proposed project will allow the Academy to continue its mission to provide a place that nurtures the minds, spirits and bodies of young women so they may grow into the leaders we need.

While I understand and do not want to minimize the concerns of the neighbors, (I have recently spoken up about a project in my own neighborhood), I am assuming those living in proximity to Woodlands were aware of what it means to be near a school when they bought their property. In my long experience with Woodlands Academy, I have always known them to be a good neighbor and I am guessing they will work with the city and the neighborhood to make this project beneficial for all involved.

Regina Lind  
338 East Westminster  
Lake Forest, IL 60045

## Czerniak, Cathy

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**From:** Steve Roemer <stephenroemer@gmail.com>  
**Sent:** Monday, January 31, 2022 10:03 AM  
**To:** Czerniak, Cathy  
**Cc:** llmhmooney@gmail.com  
**Subject:** Woodlands Academy tennis court renovation/addition, paved rear parking area, and improved storm water drainage project

**CAUTION:** This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

January 31, 2022

Cathy Czerniak  
Director of Community Development  
City of Lake Forest  
220 E Deerpath Rd  
Lake Forest, IL 60045

Dear Ms. Czerniak:

We are writing to express our support for the proposed Woodlands Academy tennis court renovation/addition, paved rear parking area, and improved storm water drainage project.

Our daughter is a student at Woodlands Academy and we are also residents of Lake Forest. Though we were unfamiliar with Woodlands Academy when we moved to Lake Forest in 2003, we soon learned of its stellar reputation from Lake Forest residents and also from residents of Chicago and other North Shore communities. In our 19 years in Lake Forest, we consider Woodlands Academy to be one of Lake Forest's proudest and defining features, along with the beach, LFHS, and Halas Hall.

One reason we believe the beach, LFHS, and Halas Hall have continued to represent the City of Lake Forest's best-in-class features is because their physical properties have been continually improved over time. We believe Woodlands Academy is similar to the beach, LFHS, and Halas Hall: a defining element of the City of Lake Forest, and one requiring continual improvement to remain best-in-class. In order to benefit from the stellar reputation of Woodlands Academy as a defining element of Lake Forest, we believe it is necessary for Lake Forest to allow Woodlands Academy to continually improve its physical property, in the same manner Lake Forest has allowed the beach, LFHS, and Halas Hall improve their physical properties over the years.

On a personal level, we have seen the profound impact Woodlands Academy has had on the development of our daughter, Magdelene, who is a junior at Woodlands and a member of the tennis team. While Magdelene may graduate from Woodlands prior to the completion of the proposed project, we know that her younger classmates will reap the benefits of the improved physical property. And, the improved physical property will help maintain Woodlands Academy's reputation and allow it to continue to attract young women locally and from around the world who have proven to become influential leaders following their years at Woodlands.

We advocate the City of Lake Forest approve the proposed Woodlands Academy tennis court renovation/addition, paved rear parking area, and improved storm water drainage project.

Sincerely,

Stephen and Frederica Roemer  
Parents of Magdelene Roemer (Woodlands Academy, Class of 2023)  
30 Marion Avenue  
Lake Forest, IL 60045

cc: Lynda Mooney, Chair of the Board of Trustees, Woodlands Academy of the Sacred Heart



## Czerniak, Cathy

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**From:** Kaley Meister <kaley1388@gmail.com>  
**Sent:** Tuesday, February 1, 2022 12:38 PM  
**To:** Czerniak, Cathy  
**Subject:** Woodlands Backyard Project

**CAUTION:** This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Members of the Zoning Board of Appeals -

My name is Kaley Meister and I am a sophomore at Woodlands Academy of the Sacred Heart and a passionate member of the tennis team. I am writing to you today regarding the *Backyard Project*. The *Backyard Project* is aiming to install three new courts on the Woodlands campus. These three new courts would be vital to the tennis team. Currently, there are only two courts on campus which makes practice and hosting matches incredibly challenging. In the past, the varsity team has traveled to Waveland park where there are three courts. Although it is only a five-minute drive it would be much more convenient to have these courts on campus. With these courts, on-campus transportation would become much easier, we wouldn't have to wait for the bus to come back from the train station to leave for practice, instead, we could simply walk out to the back of the school. It would be easier for us, but also teams who come to play on our courts. Often times teams have to split up and have some players on campus and some at Waveland which can become challenging. Installing these new courts would eliminate this challenge and make hosting matches easier and more enjoyable.

Tennis has been one of my favorite experiences at woodlands and is where I met some of my closest friends. Not only is the sport fun but the people are what brings the team together. Although I do already enjoy spending time with the teammates present with me at me Waveland, so many more bonds could be formed if we all practice together. This sport has become so important to me and my time at Woodlands and I am passionate about creating a similar experience for future students. Thank you for taking the time to listen, and I hope you can take these thoughts into consideration.

Thank you,  
Kaley Meister

## Czerniak, Cathy

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**From:** Kristine Blaser <kblaser5@comcast.net>  
**Sent:** Monday, February 7, 2022 8:07 AM  
**To:** Czerniak, Cathy  
**Subject:** Backyard Project

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Hello,

I am a Lake Forest resident. I was made aware of the Backyard Project for Woodlands Academy and wanted to show support for the approval of this project.

Although my daughter did not attend Woodlands when she was in high school, she did play tennis all 4 years. Tennis was a major aspect of her high school experience. Like other sports, tennis keeps students focused on something in addition to academics that they can be proud of. It gives them confidence and self worth which is very important for students.

This project will definitely improve the experience for the Woodland students and it will be worth the investment. I look forward to seeing the improvements on the campus as I drive by,

Sincerely,  
Kris Blaser  
Lake Forest resident

561 Circle Lane

## Czerniak, Cathy

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**From:** Caitlin Mooney <caitlinmooney0@gmail.com>  
**Sent:** Thursday, March 10, 2022 10:11 PM  
**To:** Czerniak, Cathy  
**Subject:** Woodlands Tennis Courts

**CAUTION:** This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Dear Ms. Czerniak and Members of the Zoning Board of Appeals,

I am a senior at Woodlands Academy and have enjoyed playing on the school tennis and volleyball teams throughout my high school career. I'm more inexperienced on the tennis court, and thus I floated between playing on the varsity and junior varsity teams. For example, one day I would practice with the jv team on the Woodlands tennis courts and the next I might practice with the varsity coach and team on the Waveland tennis courts. From this experience, I realized that it would be very beneficial to both the jv and the varsity teams to receive guidance from both coaches at the same time. Furthermore, it would be extremely beneficial for girls like me who have little or no experience to practice with the more advanced players.

As I mentioned before, I play volleyball as well, and I had the privilege of being varsity team captain this year. I can speak to the immense impact team bonding has, as it was something I worked hard to develop through pep talks, positive reinforcement of others, and role modeling. When you participate on an athletic team you must rely on others, fully trust that they have your back, whether that is through their play on the court or their enthusiasm on the sidelines. Without cohesive practices and matches, it is impossible to fully develop the team bonding that motivates and encourages players, both on the volleyball and tennis teams.

I am very proud of my school; it is exemplary in many ways and has been recognized as such through many years of being ranked the #1 Catholic school and the #1 all-girls school in Illinois by Niche. Woodlands is also appointed as a Blue Ribbon School by the U.S. Department of Education. This year our tennis coaches were selected as the Independent School League Tennis Coaches of the Year, and the tennis teams both received the Sportsmanship Award. However, the physical condition of some parts of campus does not meet that same high level of distinction, in particular the small number and unstable condition of our tennis courts and the appearance of the back drive and parking area. I hope that the excellence Woodlands has achieved in other areas can be matched, and I can look back on my WA experience as a fruitful pursuit of what my WA sisters deserve.

Sincerely,  
Caitlin Mooney  
600 E. Westminster  
Lake Forest, IL



In Opposition

**Marlena J. and Thomas D. Parr**  
**711 Highview Terrace**  
**Lake Forest, Illinois 60045**

February 5, 2022

Ms. Cathy Czerniac  
Director of Community Development  
City of Lake Forest  
800 Field Drive  
Lake Forest, Illinois 60045

Subject: Woodlands Academy Proposed Backyard Project

Dear Ms. Czerniac:

I am writing to advise you of our **Strong Opposition** to the Woodlands Academy Proposal to construct five new tennis courts over and adjacent to the current two tennis courts, which are literally in the back yards of our subdivision. Our subdivision is always listed by realtors as a "much sought after location." This subdivision has seen an increase in property value over the past year or two and we believe that constructing five tennis courts in the proposed area near the gymnasium will be a detriment to our property value, our privacy, and to our quality of life.

We have no opposition to the two alternative locations shown to us at the Neighbor Gathering on January 18, 2022, which are located near the soccer and baseball/softball fields at the front of Woodlands property. It only seems appropriate that the tennis courts be located near the rest of the sports complex and parking areas already in existence. Woodlands Academy personnel's only comment to us was that it was not convenient for students to get from the gym to the courts. Seems like a weak excuse to us when it is the purpose of tennis to provide exercise for the students who are young and can easily walk or sprint to the sports complex like they do when they play soccer or baseball/softball. I understand that they want to spend their funds in this location so they can address the issues of water in the gymnasium at the same time. But that is their problem and we do not want to be impacted by their construction noise, dust, etc., over a full summer and maybe longer if they go forward with tennis courts in our backyards.

There are many other reasons why we oppose this proposed location. They are:

1. We already have a lot of unwanted traffic during basketball season when cars park behind the gym with the engines running and lights shining directly into our living/dining room and master bedroom, sometimes up to 9:30 to 10pm.
2. The area behind the gym is being used as a parking lot for an unused vehicle and, at one time, a cargo trailer. Parking the bus in this area causes a sight and emission problem for some neighbors.
3. We don't want our backyards turned into a traffic pattern and parking area for special events.
4. We don't want outdoor pole lights or bleachers installed for the area around the tennis courts at this location. (I heard that they are required.)
5. The setback for the proposed changes may not meet city requirements.
6. If large sporting events are held here there could be litter problems developing with discarded cans and wrappers.
7. Seems like a big detriment for homeowners who pay substantial taxes to accommodate Woodlands for a few seasonal weeks of use on the tennis courts. Homeowners will be impacted **forever**.
8. A few evergreen trees planted along the lot line are only a temporary fix. Evergreens have a short life span and are impacted by salting and traffic patterns in bad weather.

In conclusion, we are in complete opposition to the propose site of the five tennis courts in our backyard.

Respectfully yours,

Marlena J. Parr

Thomas D. Parr

c: Dr. Dawn Nichols, Head of School, Woodlands Academy  
760 E. Westleigh Road, Lake Forest, Illinois 60045  
**Dr. Nichols, Please share this letter with Woodlands Academy Board Members**

## Czerniak, Cathy

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**From:** Megan Crowe <megancrowe681@gmail.com>  
**Sent:** Friday, March 11, 2022 2:45 PM  
**To:** Czerniak, Cathy  
**Cc:** Jack Crowe  
**Subject:** Neighbor Feedback on Woodlands Backyard Project

**CAUTION:** This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Hi Cathy,

My husband and I recently moved into the South Park neighborhood, at 681 Highview Terrace. We are so excited to be in such a tight-knit community and are investing in our home and with that the neighborhood. Over the last year, it has been very exciting to see how quickly homes in our neighborhood are selling and that other homeowners are also improving their houses and landscaping which helps all of our property values.

The Backyard Project at Woodlands will have direct impacts on several homes, including our own. This project also will have an impact on the potential for future property improvements on our street. While we are sensitive to and supportive of the school wanting to improve, there are other areas on their large property that could accommodate the project that won't directly impact the property values of the homes in the South Park neighborhood. Simply put, Woodlands is planning construction that is convenient only for them without consideration of their neighbors.

We hope the city recognizes that the Backyard Project takes home value from members of the Lake Forest community, in a neighborhood that has seen a lot of investment recently. There are other options on the sprawling Woodlands property that also work as a site for the project that we implore you to push the school towards. Please don't hesitate to contact us if you'd like to discuss this further.

Megan and John Crowe  
847-644-0206  
681 Highview Terrace



711 Highview Terrace  
Lake Forest, Illinois 60045

March 16, 2022

Mr. Peter Clemens, Zoning Board  
City of Lake Forest  
172 North Ridge Road  
Lake Forest, Illinois 60045

Subject: Woodlands Academy Proposed Backyard Project

Dear Mr. Clemens:

I am writing to advise you of our **Strong Opposition** to the Woodlands Academy Proposal to construct five new tennis courts over and adjacent to the current two tennis courts, which are literally in the back yards of our subdivision. Our subdivision is always listed by realtors as a "much sought after location." This subdivision has seen an increase in property value over the past year or two and we believe that constructing five tennis courts in the proposed area near the gymnasium will be a detriment to our property value, our privacy, and to our quality of life.

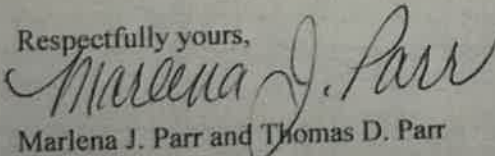
We have no opposition to the two alternative locations shown to us at the Neighbor Gathering on January 18, 2022, which are located near the soccer and baseball/softball fields at the front of Woodlands property. It only seems appropriate that the tennis courts be located near the rest of the sports complex and parking areas already in existence. Woodlands Academy personnel's only comment to us was that it was not convenient for students to get from the gym to the courts. Seems like a weak excuse to us when it is the purpose of tennis to provide exercise for the students who are young and can easily walk or sprint to the sports complex like they do when they play soccer or baseball/softball. I understand that they want to spend their funds in this location so they can address the issues of water in the gymnasium at the same time. But that is their problem and we do not want to be impacted by their construction noise, dust, etc., over a full summer and maybe longer if they go forward with tennis courts in our backyards.

There are many other reasons why we oppose this proposed location. They are:

1. We already have a lot of unwanted traffic during basketball season when cars park behind the gym with the engines running and lights shining directly into our living/dining room and master bedroom, sometimes up to 9:30 to 10pm. (See attached letter regarding Noise Issue behind the Gym.) Has a Noise study been done in this area?
2. The area behind the gym has being used as a parking lot for an unused vehicle and, at one time, a cargo trailer. Parking the bus in this area causes a sight and emission problem for neighbors. Is this a LEGAL parking lot?
3. We don't want our backyards turned into a traffic pattern and parking area for special events.
4. We don't want outdoor pole lights or bleachers installed for the area around the tennis courts at this location. (I heard that they are required if used for conferences or competitions.)
5. The setback for the proposed changes may not meet city requirements.
6. If large sporting events are held here there could be litter problems developing with discarded cans and wrappers.
7. Seems like a big detriment for homeowners who pay substantial taxes to accommodate Woodlands for a few seasonal weeks of use on the tennis courts. Homeowners will be impacted forever.
8. A few evergreen trees planted along the lot line are only a temporary fix. Evergreens have a short life span and are impacted by salting and traffic patterns in bad weather. Who will water and maintain or replace if need be?

In conclusion, we are in complete opposition to the proposed site of the five tennis courts in our backyard.

Respectfully yours,

  
Marlena J. Parr and Thomas D. Parr

\* Attachment: Letter to Cathie Czerniac re: Noise Issue

Bozena and James Sanford

155 South Winston Road

Lake Forest, IL 60045

Ms. Cathy Czerniac

Director of Community Development

City of Lake Forest

800 Field Drive

Lake Forest, IL 60045

Subject: Woodland Academy Proposed Tennis Courts and Parking Expansion.

Dear Ms. Czerniac,

We fully support the relocation of tennis courts at Woodlands Academy.

Concerns:

Build out of tennis courts and parking in such close proximity to property lines would reduce the Northmore property values.

It would be unjust and wrong to burden our neighbors with noise, lighting issues, cars, and buses idling next to their back yards. Woodland has three other options our neighbors have none.

Let's resolve this problem in good faith for all and move the courts to proposed locations A,B or C.

Respectfully,

Bozena and Jim Sanford

## Czerniak, Cathy

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**From:** susan ewert <s.ewert@sbcglobal.net>  
**Sent:** Monday, March 21, 2022 4:24 PM  
**To:** Czerniak, Cathy; Wichaj@cityoflakeforest.cm  
**Subject:** Fwd: Woodlands Academy tennis court proposal

**CAUTION:** This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Sent from my iPhone

Begin forwarded message:

**From:** susan ewert <s.ewert@sbcglobal.net>  
**Date:** March 21, 2022 at 12:30:48 PM CDT  
**To:** czerniac@cityoflakforest.com, wichaj@cityoflakeforest.com  
**Subject:** Woodlands Academy tennis court proposal

Dear Cathy,

It has come to our attention that Woodlands Academy has proposed building 5 new tennis courts abutting the neighborhood of Northmore with concentration on Highview Terrace. It is our understanding that these tennis courts would be located directly behind residential homes who's backyards will be greatly impacted by not only increased volume of noise but also grossly by visual impedance damaging the current peace of the neighborhood. It is also my understanding that there are alternative options to locate these tennis courts further away from residential homes. Woodlands Academy has ample open land and could locate these courts closer to the train tracks or perhaps in front of the entrance with substantial landscaping to appear "private club-like" without impacting not only the residents on Highview Terrace but more particularly their land values and summer time backyard serenity. As concerned citizens we greatly object to the location of the proposed courts and are concerned that these courts will not be for private use by Woodlands Academy. It is also our understanding that there will be multiple extra non-Academy groups paying for the use of these tennis courts adding even more impact on the residential neighborhood. Please consider requiring Woodlands Academy to relocate their proposed tennis courts to a less invasive location on their extensive land ownership. It is necessary to uphold the respect of the taxpayers, their land values and their reasons for choosing to live in the quiet confines of the greatly sought after City of Lake Forest.

Please forward this letter of concern to all zoning board members prior to the public meeting scheduled for March 28th, 2022.

Best regards,  
Greg Ewert, M.D. and Susan Ewert  
225 Saunders Rd.  
Lake Forest, Illinois  
60045



## Czerniak, Cathy

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**From:** Christina Greeley <greeleycd@aol.com>  
**Sent:** Tuesday, March 22, 2022 11:25 AM  
**To:** Czerniak, Cathy  
**Cc:** Wicha, Jason  
**Subject:** Testimony - Woodlands Academy

**CAUTION:** This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Dear Cathy,

I'm writing today in regards to the Woodlands plan for installation of tennis courts and parking abutting the school directly behind Highview Terrace. As a resident, I'm concerned about the additional noise and potential decrease in property values which would result. Increased activity, including but not limited to tennis and other camps and activities year round would create nearly constant daily noise and intrusion for those whose homes are sited so close to the proposed installation.

Per the plans distributed to property owners, I'm unclear why the school would not place the courts in a less intrusive site on their property, i.e. options A, B or C. Their preferred site (D) is incredibly close to our property lines. As a tennis player myself who does play at clubs, schools and parks around the north shore area, I can't think of another example of courts sited so close to residential property.

I am opposed to this amendment and would appreciate the Zoning Board's rejection of the request.

Thank you,

Christy Greeley  
605 Highview Terrace  
847.204.6004  
greeleycd@aol.com

## Czerniak, Cathy

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**From:** Kristen Friesen <kristen\_friesen@yahoo.com>  
**Sent:** Tuesday, March 22, 2022 10:09 AM  
**To:** Czerniak, Cathy  
**Cc:** Brian 🐾 Morris  
**Subject:** Backyard Project - Woodlands Academy

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Hi Cathy,

I am writing you today to express our concerns about the Backyard Project in planning at the Woodlands Academy.

My husband and I moved into the South Park neighborhood, at 765 Highview Terrace, two and half years ago. Since then, it has been very exciting to see how quickly homes in our neighborhood are selling and that everyone on the street improves their houses and landscaping which helps all of our property values.

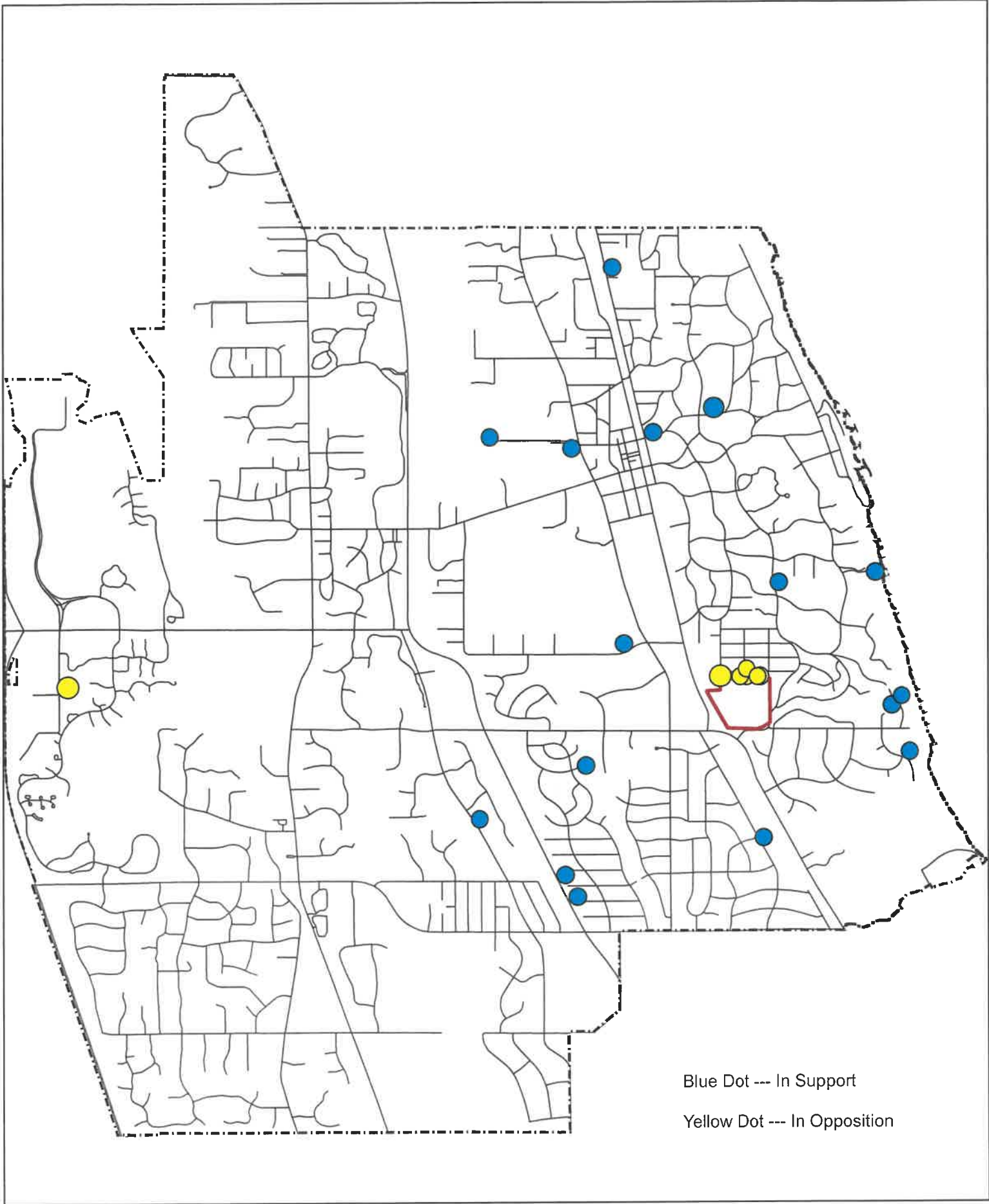
The Backyard Project at Woodlands will have direct impacts on several homes, including our own. This project also will have an impact on the potential for future property improvements on our street. While we are sensitive to and supportive of the school wanting to improve, there are other areas on their large property that could accommodate the project that won't directly impact the property values of the homes in the South Park neighborhood. Simply put, Woodlands is planning construction that is convenient only for them without consideration of their neighbors.

We were originally told at the informative meeting the courts would be used for tennis only. What we have seen over the last year has led us to believe otherwise. Recently we had a young boys baseball team practicing baseball and doing exercises on the court and have seen softball practice taking place as well. This is concerning because we were told this project would be used for one thing but the school has not enforced the same. This makes us concerned on what the courts will actually be used for and who will be roaming our backyard when most of us on this street have young kids that like to play in our backyard.

We hope the city recognizes that the Backyard Project takes away home value and security from members of the Lake Forest community, in a neighborhood that has seen a lot of investment recently. There are other options on the sprawling Woodlands property that also work as a site for the project that we implore you to push the school towards. Please don't hesitate to contact us if you'd like to discuss this further.

Thank you for your time and consideration in this manner.

Kristen & Brian Morris  
402-740-6496  
765 Highview Terrace



Woodlands Academy Correspondence  
Last Updated 3/23/2022





## **Additional Correspondence Received Since the Packet Delivery**

**Friedrich, Michelle**

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**Subject:** FW: Cross Examination Form - ZBA  
**Attachments:** K. Johnston - ZBA Appearance Form.pdf

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**From:** Adam Kingsley <adam@kingsleylawgroup.com>  
**Sent:** Friday, March 25, 2022 10:44 AM  
**To:** Friedrich, Michelle <FriedriM@cityoflakeforest.com>; Czerniak, Cathy <CzerniaC@cityoflakeforest.com>  
**Cc:** Kari Sroka <karisroka@gmail.com>  
**Subject:** Re: Cross Examination Form - ZBA

**CAUTION:** This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Cathy / Michelle,

Attached please find my Appearance/Cross-Examination form.

Please send me that staff report when it is complete.

Also, I am formally requesting that the ZBA hearing on March 28 not be closed and, instead, be continued to another date for additional testimony/evidence for the following reasons:

(i) many of the neighbors to the north of the Academy, who are negatively impacted by the proposal, are on spring break this week and may not be able to prepare and/or participate on Monday;

(ii) I have not yet seen, or a had a chance to review, the staff report;

and (iii) I would like the opportunity to investigate the claims by the Academy regarding the alleged unsuitability of other locations on the campus, and the intended use of the proposed new facilities.

Adam

Adam Kingsley  
Kingsley Law Group  
2212 W. Eastwood Ave.  
Chicago, IL 60625  
773-218-7208

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**From:** Friedrich, Michelle <FriedriM@cityoflakeforest.com>  
**Sent:** Wednesday, March 23, 2022 4:27 PM  
**To:** Adam Kingsley <adam@kingsleylawgroup.com>  
**Subject:** Cross Examination Form - ZBA

Adam,

Cathy Czerniak asked me to get you a copy of the Cross Examination form for the ZBA meeting next Monday. It is attached. Please let me know if you need something further.  
Thanks!

Michelle E. Friedrich  
Planning Technician  
The City of Lake Forest  
800 Field Drive  
Lake Forest, IL 60045  
P: 847-810-3511  
[friedrim@cityoflakeforest.com](mailto:friedrim@cityoflakeforest.com)

This message may contain sensitive, confidential, and/or proprietary information and it is intended for the person/entity to whom it was originally addressed. Any use by others is strictly prohibited.



**THE CITY OF LAKE FOREST  
PUBLIC HEARING APPEARANCE FORM**

Any person who wishes to appear at a City of Lake Forest public hearing as an "interested party" with the right to cross-examine others must complete and file this appearance form with The City of Lake Forest by the date specified in the public hearing notice. NOTE: IT IS NOT NECESSARY TO COMPLETE THIS FORM TO MAKE A GENERAL STATEMENT, OR OTHERWISE SPEAK AT THE PUBLIC HEARING WITHOUT CROSS EXAMINATION.

Please provide the following information:

NAME: ADAM KINGSLEY

ADDRESS: 2212 W. EASTWOOD AVE, CHICAGO, IL

TELEPHONE NUMBER: 773-218-7208

PUBLIC HEARING MATTER: Woodlands Academy

PLEASE PROVIDE A BRIEF EXPLANATION OF YOUR SPECIAL INTEREST IN THE PUBLIC HEARING (such as, without limitation, your property is within 250 feet of the subject property, or your property shares facilities with the subject property that may be impacted):

ATTORNEY FOR NEIGHBORING  
PROPERTY OWNERS

PLEASE DESCRIBE THE NATURE OF THE TESTIMONY YOU INTEND TO PROVIDE AND THE QUESTIONS YOU DESIRE TO POSE AT THE PUBLIC HEARING:

JUSTIFICATION FOR PROPOSED  
EXPANSION & LOCATION OF COURTS

## Czerniak, Cathy

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**From:** kate buckardt <katebuckardt@yahoo.com>  
**Sent:** Thursday, March 24, 2022 10:22 AM  
**To:** Czerniak, Cathy  
**Subject:** Testimony-Woodlands Academy

**CAUTION:** This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Dear Ms. Czerniac and the Zoning Board,

I am writing in support of Woodlands Academy and their plans for a tennis court renovation and addition, paved rear parking area, and improved storm water drainage. Woodlands Academy and it's beautiful Sacred Heart campus have been in Lake Forest for over 60 years. As any homeowner knows it is natural that over time there is a need for improvements and enhancements and Woodlands plans are in line with this natural progression. The proposed plan includes beautiful trees and landscaping which is a great benefit to the neighborhood and an enhancement to the property.

Waveland Park is my community park and over the years I have enjoyed seeing the young women from Woodlands Academy on the tennis courts. They are but one group of many that enjoy their use: Encore, Parks and Recreation classes, private lessons, neighborhood regulars and many more share these facilities. With the rise of pickleball in popularity it makes sense to allow Woodlands students the opportunity to practice and play their matches on their own property and open up the public courts for more users.

As a Woodlands alumna and a long time Lake Forest resident I see this project as a wonderful enhancement to this lovely school campus. The Sacred Heart tradition in Lake Forest is strong and has always been an important asset to our community. The upgrades to Woodlands Academy will ensure that the school remains vibrant and competitive. By improving and adding to the tennis courts at Woodlands and upgrading the drainage we can be a both a good neighbor to Woodlands Academy and also to the residents of Lake Forest.

Sincerely,

Kate Buckardt  
53 East Sandpiper Lane  
Lake Forest

**Marlena J. and Thomas D. Parr**  
**711 Highview Terrace**  
**Lake Forest, Illinois 60045**

March 18, 2022

Mr. Jason Wicha, City Manager  
City of Lake Forest  
800 Field Drive  
Lake Forest, Illinois 60045

**Subject: Woodlands Academy Proposed Backyard Project**

**Dear Mr. Wicha:**

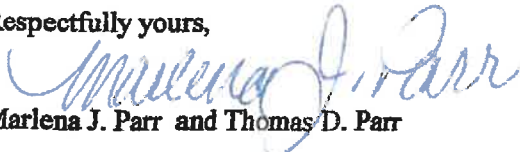
I am writing to advise you of our **Strong Opposition** to the Woodlands Academy Proposal to construct five new tennis courts over and adjacent to the current two tennis courts, which are literally in the back yards of our subdivision. Our subdivision is always listed by realtors as a "much sought after location." This subdivision has seen an increase in property value over the past year or two and we believe that constructing five tennis courts in the proposed area near the gymnasium will be a detriment to our property value, our privacy, and to our quality of life. **We have no opposition to the two or three alternative locations shown to us at the Neighbor Gathering on January 18, 2022, which are located near the soccer and baseball/softball fields at the front of Woodlands property.** It only seems appropriate that the tennis courts be located near the rest of the sports complex and parking areas already in existence. Woodlands Academy personnel's only comment to us was that it was not convenient for students to get from the gym to the courts. Seems like a weak excuse to us when it is the purpose of tennis to provide exercise for the students who are young and can easily walk or sprint to the sports complex like they do when they play soccer or baseball/softball. I understand that they want to spend their funds in this location so they can address the issues of water in the gymnasium at the same time. But that is their problem and we do not want to be impacted by their construction noise, dust, etc., over a full summer and maybe longer if they go forward with tennis courts in our backyards.

There are many other reasons why we oppose this proposed location. They are:

1. We already have a lot of unwanted traffic during basketball season when cars park behind the gym with the engines running and lights shining directly into our living/dining room and master bedroom, sometimes up to 9:30 to 10pm.
2. The area behind the gym is being used as a parking lot for an unused vehicle and, at one time, a cargo trailer. Parking the bus in this area causes a sight and emission problem for some neighbors who have health issues..
3. We don't want our backyards turned into a traffic pattern and parking area for special events. Woodlands Academy is a nonprofit and if they sell tickets
4. We don't want outdoor pole lights or bleachers installed for the area around the tennis courts at this location. (I heard that they are required.)
5. The setback for the proposed changes may not meet city requirements.
6. If large sporting events are held here there could be litter problems developing with discarded cans and wrappers.
7. Seems like a big detriment for homeowners who pay substantial taxes to accommodate Woodlands for a few seasonal weeks of use on the tennis courts. Homeowners will be impacted forever. **Woodlands does not pay property taxes and we do. Our rights should supersede their rights.**
8. A few evergreen trees planted along the lot line are only a temporary fix. Evergreens have a short life span and are impacted by salting and traffic patterns in bad weather and will take years to become effective, if at all.
9. Woodlands Academy has failed to monitor construction along our property line and thus we were impacted when cables were installed in our backyard instead of where they should have been farther down the property line. We had contractors in our yard on multiple occasions destroying flower beds and digging up holes and trampling  
\* grasses. **Woodlands is ineffective in being a good neighbor and respecting our rights and property.**

**In conclusion, we are in complete opposition to the proposed site of the five tennis courts in our backyard.**

Respectfully yours,

  
Marlena J. Parr and Thomas D. Parr

**Marlena J. and Thomas D. Parr**  
**711 Highview Terrace**  
**Lake Forest, Illinois 60045**

March 11, 2022

Ms. Cathy Czerniac  
Director of Community Development  
City of Lake Forest  
800 Field Drive  
Lake Forest, Illinois 60045

Subject: Woodlands Academy Proposed Backyard Project

Dear Ms. Czerniac:

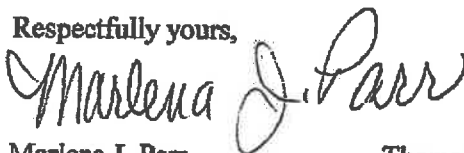
I am writing to you today to let you know about the disturbing occurrence behind Woodlands Academy Gymnasium last night about 9:00 p.m.

I was upstairs watching TV and about 9:00 p.m. I heard loud music blaring from one of the vehicles parked behind the gym waiting to pick up, I assume, some basketball players. There were at least three cars/trucks parked within in eyesight and hearing of the loud music. I could not tell which car/truck it was coming from but it was loud enough that I heard it over the sound of the TV I was watching and had to get up to identify where it was coming from. This is just one of the reasons that I am **STRONGLY OPPOSED** to Woodlands Academy building the tennis courts in our backyard. It is a lack of respect for the neighbors in our area.. It is a great nuisance to our community and will definitely impact our property value when this type of behavior increases with the proposed location of tennis courts in our backyards.

Since the architect has proposed alternate locations for the tennis courts, it is in the best interest of all involved for Woodlands to use one of their alternate locations for tennis courts which would keep all of their sports venues in the same location, and near parking lots already established. The road behind the gym is one lane and cars have to take turns coming and going, thus idling with increased emissions and noise.

We do not want increased disturbing activities and noises in our backyard. Please do not approve the location of tennis courts in the area of the current tennis courts in our backyards.

Respectfully yours,



Marlena J. Parr

Thomas D. Parr

c: Dr. Dawn Nichols, Head of School, Woodlands Academy  
760 E. Westleigh Road, Lake Forest, Illinois 60045

**Dr. Nichols, Please share this letter with Woodlands Academy Board Members**