

Agenda Item 4

1055 Beverly Place Front and Side Yard Setback Variances

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner
Application
Statement of Intent
Plat of Survey – Existing Conditions
Proposed Site Plan
Proposed Elevations
Proposed Floor Plans
Proposed Roof Plan
Correspondence



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	December 11, 2023
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<i>Front and Interior Side Yard Setback Variances</i>

OWNERS

Theodore Hadjis and
Stephanie Poulos
1055 Beverly Place
Lake Forest, IL 60045

PROPERTY LOCATION

1055 Beverly Place

ZONING DISTRICT

R2 – Single Family
Residence

REPRESENTATIVE:

Jeff Letzter, project
manger

SUMMARY OF REQUEST

This is a request for a recommendation in support of approval of an interior side yard setback variance for a two story addition including an attached garage, storage space, and second floor living space, and a front yard setback variance to allow an expanded driveway, beyond the width permitted in the setback, to accommodate a new garage. The Building Review Board reviewed and recommended approval of the design aspects of this petition at the December 2023 meeting.

The property is located at the southeast corner of Beverly Place and Longwood Drive. The property is in the Sunset Hills Estates Subdivision which was approved in 1924. The property is developed with a residence which was built in 1941.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The property complies with the minimum lot size.
- ❖ The property does not comply with the 100 foot minimum lot width.
- ❖ The existing house complies with the front yard (north), interior side yard (east) and rear yard (south) setbacks.
- ❖ The existing house does not comply with the corner side yard (west) setback.

- ❖ The proposed addition complies with the corner side yard (west) and rear yard (south) setbacks.
- ❖ The proposed addition does not comply with the interior side (east) setback.
- ❖ The existing driveway is 13 feet wide at the front yard setback line and is narrower than the permitted 16 foot maximum width within the front yard setback.
- ❖ The expanded driveway exceeds the permitted 16 foot width in a small area to facilitate entering and exiting the garage. A maximum width of 21 feet is proposed at the northwest corner of the garage apron.

Physical, Natural or Practical Difficulties

- ❖ The original siting of the house on the north side of a corner lot limits the options for modifications to the house and garage without encroachment into the front and interior side yard setbacks.
- ❖ Significant trees are located to the north of the house.

STAFF EVALUATION

This property is a corner lot with frontage along Beverly Place and Longwood Drive. As noted above, the house is sited at the north end of the property limiting the options for expansion in a manner that complies with the setbacks. The property owners have owned the property for several years and after considering other homes, decided to pursue changes to their existing home, in a neighborhood that they enjoy, to achieve expanded garage, storage, and living space.

As proposed, the footprint of the house is expanded to the north and east. The garage doors are reoriented from east facing to north facing, toward Longwood Drive. At the closest point, the proposed addition is 5.5 feet from the east property line, rather than the required 12 foot setback requirement. A row of arborvitae are located near the east property line and provide a buffer between this property and the property to the east. The Building Review Board directed that care be taken to preserve and protect the arborvitae. The driveway and detached garage on the neighboring property to the east are just beyond the arborvitae and also encroach into the setback.

To accommodate the reoriented garage, the modest expansion of the existing driveway is proposed to allow adequate space to maneuver into and out of the proposed garage. Driveways within the front yard setback can be up to 16 feet in width by right. Currently, the driveway is 13 feet in width at the front yard setback and as proposed, will expand to 21 feet in width to provide an adequate apron area for the garage. A small portion of the expanded area, approximately 106 square feet, will be within the front yard setback.

The Code limits the width of driveways in the front yard setback to preserve the landscape dominate streetscapes in the community and avoid excessive paving and parked vehicles in the front yard setback. In this case, the existing driveway is located within the setback and is fairly well screened. The driveway and use of the area will not change much with the proposed improvements. The proposed expansion of pavement is minimal and is necessary to accommodate allow the reoriented garage to be functional.

The Building Review Board reviewed this petition over the course of two meetings. Originally, a plan was presented with the garage further to the north and west appearing prominently on the streetscape and requiring that a new driveway be cut in, to the west of the existing driveway impacting many of the existing trees. At the Board's urging, the petitioner's spent three months studying alternatives. The Building Review Board was overwhelming supportive of the plan as currently configured noting that the impact on the streetscape and trees was significantly reduced from the earlier plan, that the neighboring home also encroaches into the setback, and that the neighboring driveway and garage abuts the area of the proposed encroachment.

FINDINGS OF FACT

Based on review of the information submitted by the petitioners, an analysis of this request based on applicable portions of the Zoning Code, a review of the history of the area, site visits, and taking into account the support of the Building Review Board of this alternative over other alternatives studied, staff submits the following findings.

1. The requested front yard setback variance will not alter the essential character of the neighborhood. The proposed modifications to the driveway will not change the manner in which this driveway is utilized currently and provides adequate pavement to facilitate movement in and out of an expanded garage. The curb cut will remain in the current location.
2. The conditions upon which the variance is requested are generally unique to this property and are not generally applicable to other properties in the same zoning district throughout the City. This property is a corner lot, limiting the options for an addition to the home.
3. The existing residence conforms to the setbacks in the areas of the proposed addition and driveway expansion. The hardship in conforming to the Code results from the fact that the lot was created prior to the current R-2 district requirements and the siting of the original home at the north end of the lot.
4. The variance and the resulting addition and driveway modifications will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, and no evidence has been submitted to the effect

that property values in the surrounding area will be diminished. The changes proposed to the driveway do not alter the way in which the driveway intersects with Longwood Drive and maintains the current condition until the driveway approaches the new garage.

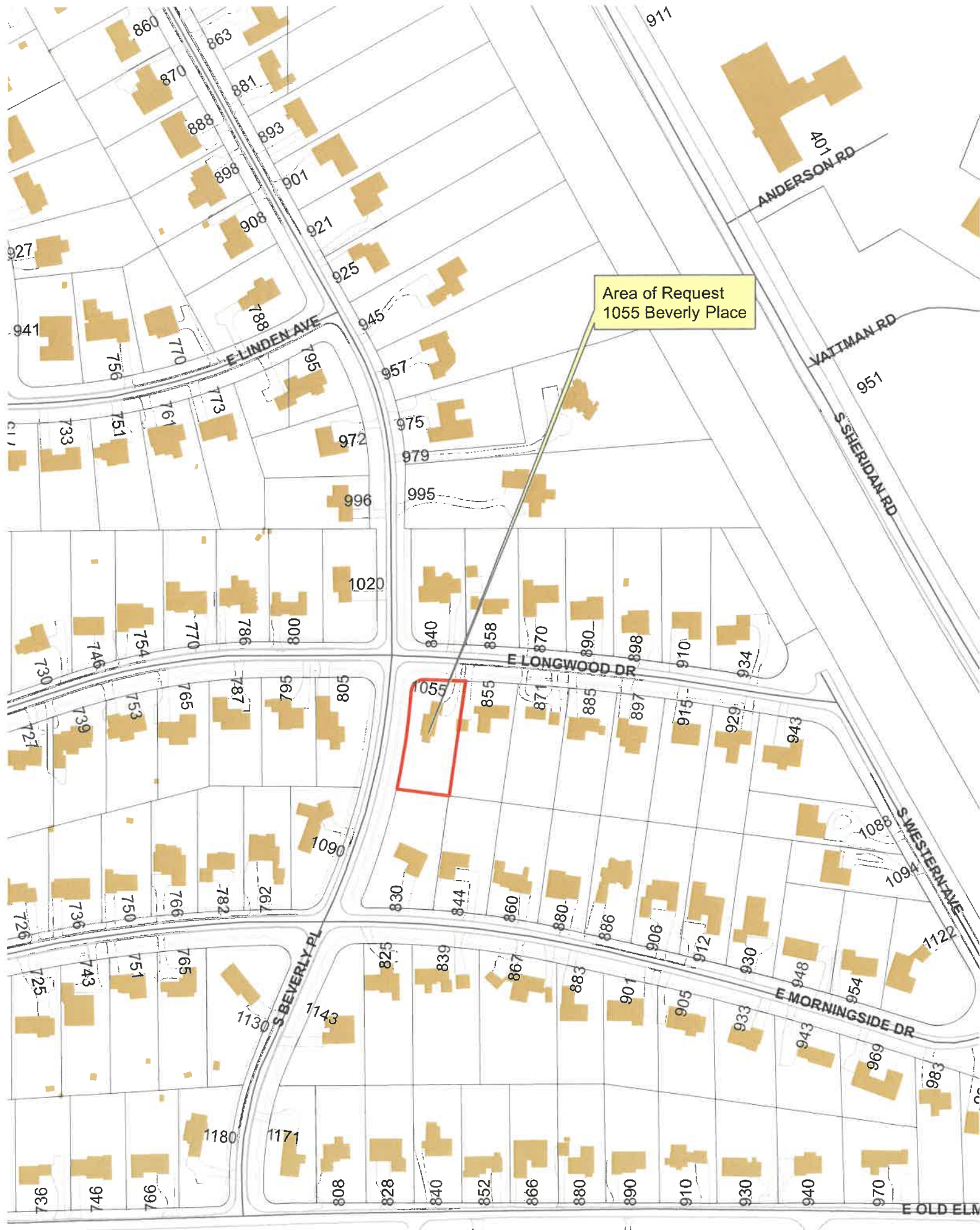
PUBLIC COMMENT

Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester and the agenda was posted at five public locations. As of the date of this writing, two letters in support of this petition were received from neighbors and are included the Board's packet.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of variances to allow a story and a half addition to encroach no closer than 5.5 feet to the east property line and an expansion of the driveway in a limited area of up to 21 feet in width within the front yard setback, consistent with the site plan submitted to the Board. The following conditions are recommended.


1. A plan for protecting the mature trees on the north side of the house and the arborvitae along the east property line shall be submitted along with the application for building permit and will be subject to review and approval by the City's Certified Arborist.



Area of Request
1055 Beverly Place



Area of Request
1055 Beverly Place

An aerial photograph of a residential neighborhood. A red outline highlights a specific property located between two streets. The property contains a large house with a grey roof and a smaller structure. A yellow callout box with a pointer indicates the 'Area of Request' at 1055 Beverly Place. The surrounding area includes other houses, trees, and a road.

Area of Request
1055 Beverly Place



THE CITY OF LAKE FOREST
ZONING BOARD OF APPEALS APPLICATION OF ZONING VARIANCE

PROJECT ADDRESS 1055 BEVERLY PLACE, LAKE FOREST

ZONING DISTRICT R-2

Property Owner (s)

Name STEPHANIE POULOS
THEODORE HADJIS

(may be different from project address)

Address 1055 BEVERLY PLACE, LAKE FOREST, 60015
Phone (619) 329-8390 Fax _____
Email HADJIS HOUSE @ GMAIL.COM

Applicant/Representative

Name JEFF LETZTER / PROJECT MANAGER
Title DEAN BATES / ARCHITECT

(if different from Property Owner)

Address 26575 COMMERCIAL DR Volo, IL 60073
Phone (815) 457-7600 Fax _____
Email JEFF@JEFFLETZTERDESIGN.COM

Beneficial Interests

Corporation ☐ See Exhibit A
Partnership ☐ See Exhibit B
Trust, land or other ☐ See Exhibit C

Staff Reports are Available the Friday before the Meeting

Email Report:	Owner <input checked="" type="checkbox"/>	Representative <input checked="" type="checkbox"/>
Fax Report:	Owner <input type="checkbox"/>	Representative <input type="checkbox"/>
Pick Up Report:	Owner <input type="checkbox"/>	Representative <input type="checkbox"/>

Signatures

I have read the complete application packet and understand the variance 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.

[Signature]
Owner

11/15/23
Date

[Signature]
Owner

11.15.23
Date

BY: [Signature]

Applicant/Representative

JEFFREY T. LETZTER ASPECT DESIGN, INC 11-15-23
Date



Zoning Statement of Intent 1055 Beverly Place Lake Forest, IL 60045

Zoning variances are requested based upon multiple meetings with the Building Review Board to save existing heritage trees, minimize the impact of the street-facing garage off Longwood Drive, and to provide an adequate driveway for the homeowner's use.

Standards for Variance:

Zoning Request:

Variance 1: Requesting a variance for a new asphalt driveway area of 59.52 S.F. (Past front yard setback)

Variance 2: Requesting a variance for the new 2-Car Garage encroaching the current side yard setback of 10'-0" Requesting a side yard setback of 5'-6" (to overhang)

Standard 1: The proposed variance will not alter the essential character of the neighborhood since we are situating the new garage to be recessed from the front of the house, providing adequate screening from the street.

Standard 2: The conditions for the request for the variance are unique to this property and spring forth from the fact that the house is a corner lot and was originally designed with the 2-car garage not facing toward Longwood Drive.

Standard 3: The hardship was not created by the current owner; the existing structure was originally constructed in a manner that prevents easily adding on to the existing construction.

Standard 4: The proposed variance will not impair the adequate supply of light and air to adjacent properties because the addition is thoughtful in its massing and will not substantially increase the congestion of the public streets, or increase the danger of fire, or endanger public safety and will in fact increase property values within the neighborhood.

26575 COMMERCE DR.
SUITE 607
VOLO, IL 60073
PHONE: 847.457.2500
WWW.ASPECTDESIGNINC.COM

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023

7100 N. TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60712
www.professionalsassociated.com

TEL: (847) 675-3000
FAX: (847) 675-2167
e-mail: ps@professionalsassociated.com

PLAT OF SURVEY

OF

LOT 9 IN BLOCK 6 IN SUNSET HILLS ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9 AND THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWEST RAILWAY, ALL IN TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

LAND TOTAL AREA: 20,132.66 SQ. FT. = 0.4622 ACRES

COMMONLY KNOWN AS: 1055 BEVERLY PLACE, LAKE FOREST, ILLINOIS.

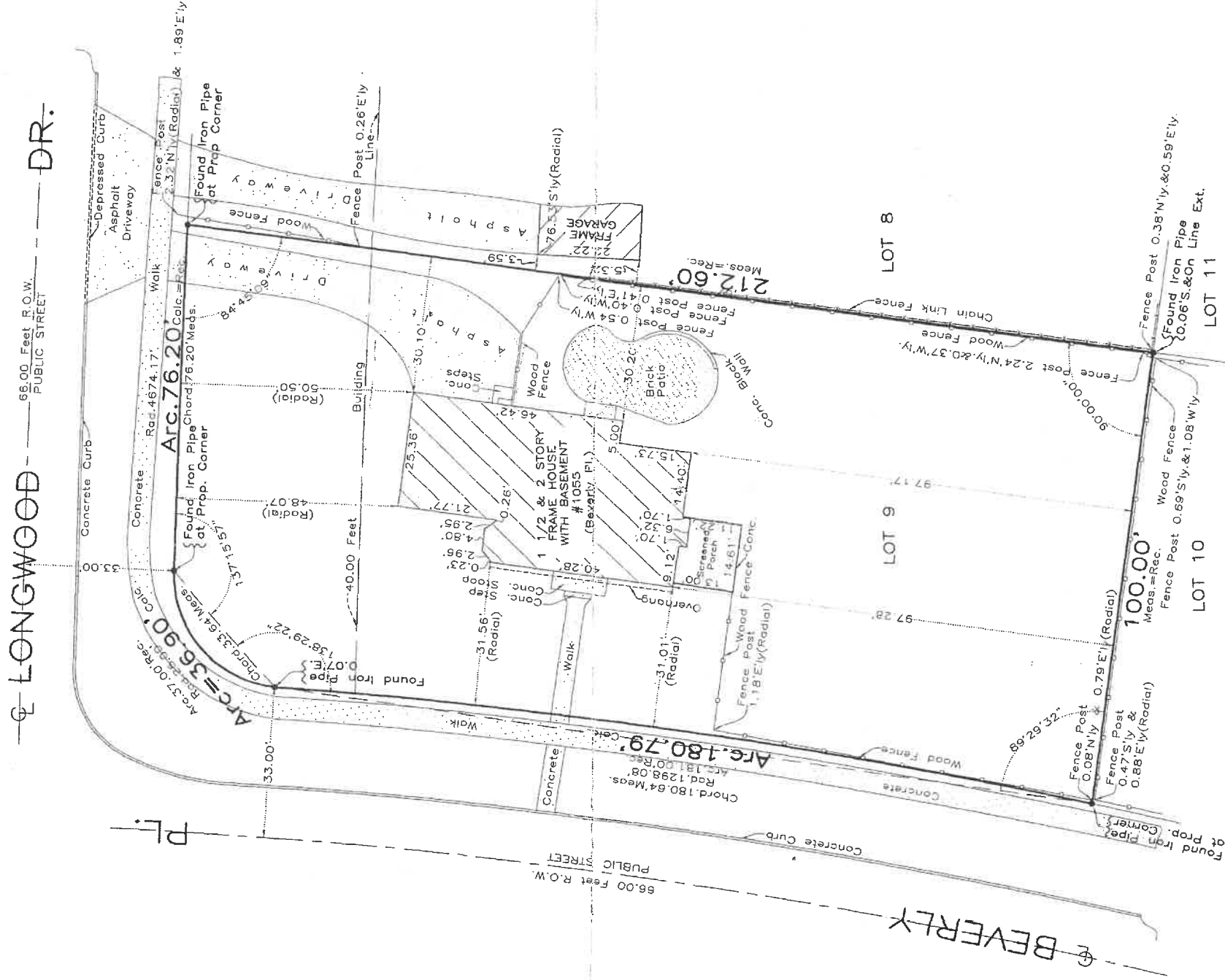


GRAPHIC SCALE

0 25

(IN FEET)

1 inch = 25 ft.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 15-89622
Scale: 1 inch = 25 feet.
Date of Field Work: October 13, 2015
Ordered by: Jonathan P. Sherry
Attorney at Law



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois ss.
County of Cook
We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.
Date: October 13, 2015
Jonathan P. Sherry
ILL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2016.
Drawn By: N.M.

LONGWOOD DRIVE

BEVERLY PLACE



NORTH

2 PROPOSED SITE PLAN

R-2 ZONING

SCALE: N.T.S.

AR 01



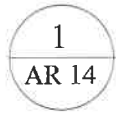
NOTE: ALL SCALE DESIGNATIONS
ARE FOR SHEETS PRINTED ON
24" x 36" SIZE PAPER. (ARCH-D)

PROJECT #	AD22170
DRAWN BY:	DB / MB
HADJIS RESIDENCE PROPOSED ELEVATIONS	
AR 16	
# 16 OF 18 TOTAL SHEETS	

[illegible]

ASPECT DESIGN INC.
ARCHITECTS

26575 COMMERCE DR.
SUITE 607
VOLVO, IL 60073
MAIN: 847-457-2100
FAX: 847-457-2101
WWW.ASPECTDESIGN.COM
ILLINOIS 14000201



SCALE:N.T.S.

PROJECT #	AD2217
DRAWN BY:	DB / ME
HADJIS RESIDENCE	
PROPOSED ELEVATIONS	



ADDITION / REMODEL
1055 BEVERLY PLACE
LAKE FOREST, IL 60045


ASPECT DESIGN INC.
 ARCHITECTS
 SUITE 607
 125375 COMMERCIAL DR.
 VOLLING, IL 60073
 MAIN: 847-437-2500
 FAX: 847-437-2501
 E-MAIL: INFO@ASPECTDESIGN.COM
 IL LICENSE # 11460414

PROJECT # AD22170
 DRAWN BY: DB / MB
 HADJIS RESIDENCE
 PROPOSED ELEVATIONS
AR 15
 # 15 OF 18 TOTAL SHEETS

PROPOSED RIGHT ELEVATION - SOUTH ELEVATION

SCALE: N.T.S.

NOTE: ALL SCALE DESIGNATIONS ARE FOR SHEETS PRINTED ON 24" x 36" SIZE PAPER. (ARCH-D)

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Agenda Item 5

Gorton Center Amendment to Special Use Permit

Staff Report
Vicinity Map
Air Photos
Zoning of Surrounding Area

1998 Special Use Permit for Gorton Community Center

Materials Submitted by the Petitioner

Application
Gorton Center - Statement of Intent
Use Area Plans
- Lower Level
- First Floor
- Second Floor
- Outdoor Use Area – Parking Lot

Correspondence



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	December 11, 2023
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	Gorton Center – Update to Special Use Permit

Property Owner

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

Property Location

400 Illinois Road

Zoning District

GR-3 – General Residence
District

Owner: City of Lake Forest

Tenant Representative: Gorton Center

Amy Wagliardo, Executive Director

Summary of the Request

This is a request for consideration of an update to the Special Use Permit ("SUP") that was approved for the Gorton Community Center in 1998 to allow a significant expansion of what is today, Gorton Center. The original SUP did not detail the activities permitted in the community center or establish any parameters for activities. The SUP process has evolved since that time as has Gorton. During the Covid shut down, outdoor activities proliferated on the site to offer more and varied opportunities for local residents and beyond.

The update to the SUP now proposed is intended to document the range of uses that occur at Gorton, establish some parameters for use as determined to be appropriate recognizing that Gorton is located adjacent to single family homes, and to provide clarity for all stakeholders. Gorton Center, like many other non-residential community oriented uses in Lake Forest, is located in a residential zoning district and adjacent to and across the street from single family residences. Most of the Board members are familiar with the SUP for Elawa Farm which was recently amended. The Elawa Farm SUP has been amended several times over the years and that evolution resulted in striking a balance that today, allows Elawa to thrive while at the same time, mitigating impacts on the surrounding neighborhood by setting some limits. The needs of all stakeholders in that case were balanced with compromise on the part of all.

Brief History

Like Elawa Farm, Gorton is owned by the City of Lake Forest and exists today because of the commitment of past and present Lake Forest residents who

rallied on more than one occasion to preserve and adaptively reuse the building and site for the benefit of the community. Gorton School, an elementary school, was closed in 1971 after a unanimous vote by the District 67 Board to do so. The school building stood vacant for a year and a half until local residents, led by Mr. and Mrs. H. Brooks, saved the building from demolition and the "Gorton Community Center" was created and as described at that time, was opened for community meetings.

In 2010, the community again rallied and today, the Gorton Center, is thriving and as envisioned by forward thinking residents in the early 1970's, is one of the many treasures in the community.

Overview

❖ Why is an update to the SUP appropriate at this time?

As noted above, Gorton has evolved over time and as a non-residential use in a residential zoning district, a community center must be authorized by a Special Use Permit. An update to the Gorton SUP is long overdue. An updated SUP will provide clarity and clear authorization for the variety of activities that occur at the site and set some limitations for the benefit of the neighboring residents and the larger community. The City has been remiss in not initiating an update sooner.

❖ What has changed at the Gorton Center over the years?

To remain viable, the Gorton Center continuously explores new opportunities to provide engaging, educational, entertaining, and fun activities for all ages while at the same time, remaining financially strong. During the pandemic, Gorton pivoted to outdoor activities in the parking lot including movies, musical events, and community celebrations of various types. These activities were well received and continue today on a more limited basis than during the pandemic, but the outdoor activities have become a Gorton Center tradition.

The City, in conjunction with the Gorton Center, is proposing to replace and enlarge the terrace at the northwest corner of the building. This terrace, as an expanded outdoor space, is located close to neighboring residential properties, within about 20 feet. Use of the terrace should be limited to lower intensity activities with not amplified sound. The terrace entrance should not be used as a location for deliveries, event setup, or as a service entrance.

❖ Why should there be any limits or parameters for activities that take place at the Gorton Center?

Special Uses, non-residential uses in residential zoning districts, are not permitted outright and require special review, a public hearing, and in almost every case are limited by conditions and operational parameters. This is true for churches, the College, the hospital, private clubs, Ragdale, and Elawa Farm.

Recommended Permitted Activities

Indoor Activities

On a daily basis Gorton Center is a busy place with a multitude of different activities occurring at any one time and throughout the day and evening hours. Gorton Center is constantly exploring new opportunities to meet the needs and interests of the community. Recognizing the need for Gorton Center to be flexible and responsive, the permitted activities listed below are intended to define the overall character and type of activities with the understanding that not all specific activities may be called out. The Indoor Activities are classified in three ways: 1) Community activities: managed, planned, and organized by Gorton and open to the public including both ticketed and non-ticketed events and activities. 2) Tenant activities: managed, planned, and organized by tenants that hold ongoing leases for space in the building. 3) Private rentals: single event parties, celebrations, gatherings hosted by private individuals not open to the public.

Community and Tenant Activities

1. The range of activities permitted on a daily basis include the following and other activities that are determined by the City to be similar in nature, intensity, and impact.
 - a. Classes, programs, meetings, childcare and preschool, lectures, camps, theatrical and musical productions and youth programs.
 - b. Ongoing leasing of space to various not for profit community groups and individuals offering classes and programs.
 - c. Community events.

Private Rentals

2. Private rentals of various spaces inside the Gorton Center building for single day or single evening events is permitted for the following activities and other activities that are determined by the City to be similar in nature, intensity, and impact.
 - a. Parties, celebrations, funerals and memorials, meetings.

Outdoor Activities

The Gorton Center offers a range of outdoor activities which are held in the parking lot on the Gorton Center site and on the grassy area just to the north of the parking lot. The Outdoor Activities are for the most part managed, planned,

and organized by Gorton with a few outdoor activities hosted by local not for profit groups such as the GLASA Walk/Run.

A temporary stage or platform is set up along the south side of the parking lot, facing north, during the summer months to support the outdoor activities. Locating the stage facing either east or south would direct amplified sound toward the neighboring properties. Locating the stage facing west, with the stage backing up to the Gorton building, limits emergency access and general ingress and egress to the building. Optimally, the stage, or at least the speakers on the stage should be directed slightly to the northwest, with the stage along the south property line, but slightly angled to direct sound toward the railroad tracks and the Central Business District.

As noted in the statement submitted by the Gorton Center, all outdoor events end by 10 p.m.

There is an outdoor playground near the northeast corner of the building. This area is not accessible to the public and is used by children attending the Children's Learning Center located on the first floor in the northwest corner of the building.

As noted above, plans are moving forward to replace the terrace at the northwest corner of the building. The terrace should be limited to low intensity, passive uses.

Recommended Conditions of Approval

1. Parking. Employee, tenants, and users of Gorton Center should be directed to park in the on site lot or in City parking lots in the area, to the north and to the west. Parking on neighboring residential streets is not permitted.
2. End time. Activities in the building including clean up shall end by midnight. Loitering in the parking lot after events is not permitted. No overnight activity is permitted in the building without prior authorization from the City.
3. Indoor Amplified Sound. When feasible, existing indoor sound systems should be utilized to distribute sound evenly without excessive volumes to mitigate the potential for impacts on neighboring residents. (As future upgrades occur at the Gorton Center, consideration should be given to installing sound systems using the latest technology, multiple smaller speakers which allow full room coverage at lower overall volumes.)

- a. During activities in the Stuart Room, windows on the north wall of the room and the door at the northwest corner of the building shall remain closed to mitigate noise impacts on neighboring residents to the north. (The building is climate controlled the efficiency of which is enhanced by keeping the windows and doors closed.)
 - b. No amplified sound is permitted on the outdoor terrace off of the Stuart Room.
 - c. In compliance with the City Code, sound levels and bass levels shall be kept at reasonable levels to minimize impacts beyond the property lines.
4. Outdoor Amplified Sound. Events in the parking lot with amplified sound shall end no later than 10 p.m. and shall not be held on consecutive evenings. Clean up should be completed by 10:30 pm and no loitering on the site is permitted after that time.
 - a. To the extent possible, outdoor speakers should be directed to the northeast to minimize noise impacts on neighboring residential properties.
5. Access. The entrances on the west and south facing elevations shall be used for deliveries, setup for activities, and for employee and user access.
6. Capacity. The posted capacity of specific areas of the building as established by City Life Safety Officials based on Code limitations, and as they may be amended from time to time, shall not be exceeded.
7. Smoking. No smoking is permitted in the building or outside within 25 feet of any part of the building or neighboring residential properties.
8. Temporary Stage. Seasonally, a temporary stage or platform may be erected along the south property line, near the driveway exit to Illinois Road. To the extent possible, the stage, or at least any speakers on the stage, should be angled slightly to the northwest to minimize noise impacts on the surrounding residential neighborhood.
9. Signage. Any new signage shall be subject to review and approval by the City with the exception of temporary signage for specific events which may be put in place on the day of events.

10. Temporary Lighting. Lighting for evening events shall be shielded and directed away from neighboring homes.

Public Comment

Public notice of this petition was published in a local newspaper. Notice was mailed by the Community Development Department to surrounding properties and the agenda for the meeting was posted at public locations and on the City's website.

Written letters and emails in support of the Gorton Center were submitted by Gorton Board members and employees, and by residents who participate in activities at Gorton. The testimony received to date is included in the Board's packet.

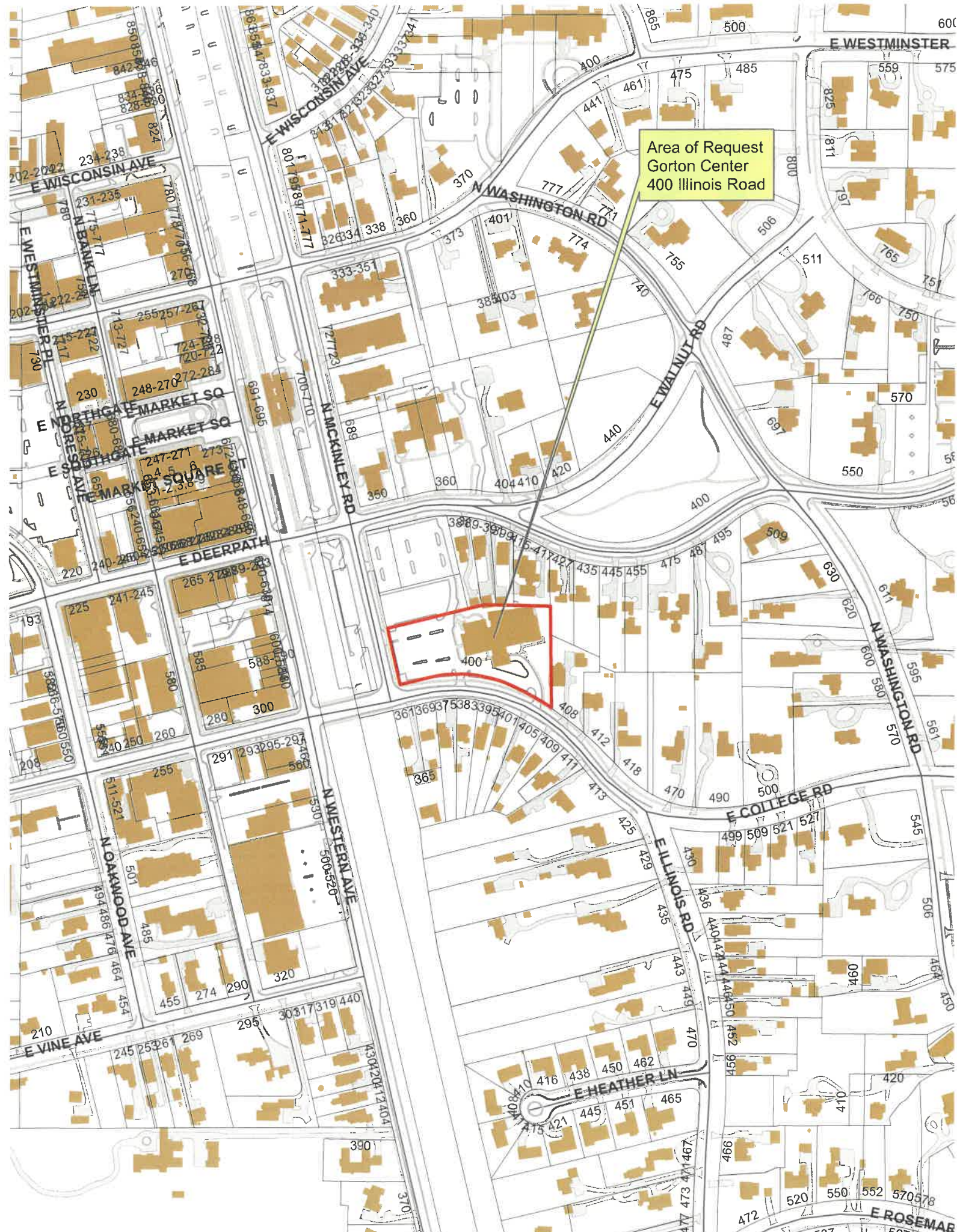
Staff Recommendation

Recommend approval of updates to the Gorton Center Special Use Permit as detailed above based on the following findings.

Findings

1. On an ongoing basis, Gorton Center has offered a wide range of activities to the community. These activities with some limitations will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the residents and general public.
2. No significant change in the numbers or types of activities currently held at Gorton Center is proposed.
3. The Gorton Center is a unique community asset. Conditions as part of the Special Use Permit regulate the activities recognizing the adjacency to private spaces of neighboring homes and the nearby homes across the street and in the surrounding larger neighborhood. Gorton Center adds value and distinction to the community and as limited by the conditions of approval, will not impede the normal and orderly future use or enjoyment of properties in the surrounding areas for the uses already permitted.
4. No evidence has been submitted to demonstrate that the continuation of current activities and the addition overtime of new, similar activities will substantially diminish property values in the neighborhood.
5. The proposed replacement and enlargement of the existing terrace located at the northwest corner of the building will require review and approval by the City's Historic Preservation Commission (review is tentatively scheduled for January).

6. Adequate utilities, roads and drainage facilities are already available to the site. The planned replacement of the terrace will incorporate stormwater management improvements to address current on site drainage issues at the northwest corner of the building and along the north side of the building, an area where overland flows naturally occur due to the original topography of the area.
7. There are sufficient parking lots on the site and within walking distance to accommodate employees, tenants, and participants without the need to park on nearby streets avoiding congestion and safety concerns in the surrounding area due to limited sightlines.
8. The activities at Gorton Center Elawa Farm will be consistent with all applicable City regulations for the GR-3 zoning district except as otherwise authorized or limited by the Special Use Permit.

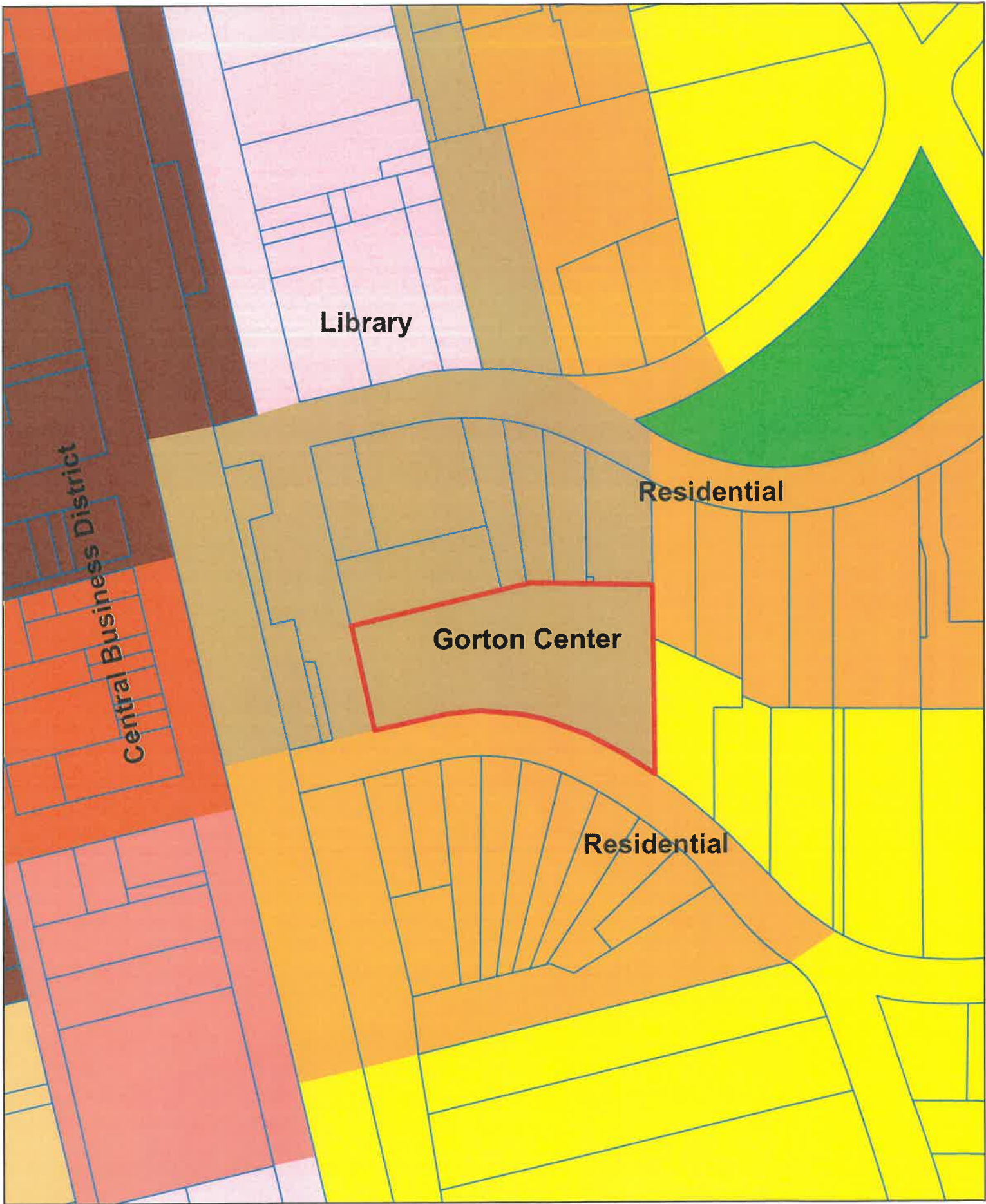


Area of Request
Gorton Center
400 Illinois Road



Area of Request
Gorton Center





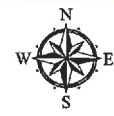
Library

Central Business District

Residential

Gorton Center

Residential



Gorton Center - Surrounding Zoning



The City of Lake Forest

An Ordinance

1998-10

**Granting a Special Use Permit for
Expansion of Property Located at
400 E. Illinois Road**

WHEREAS, the City of Lake Forest, owner, and the Gorton Community Center, occupant, of the property located at 400 E. Illinois Road, legally described as follows:

Lots 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 in W. S. Johnston's Estate Subdivision according to the plat thereof recorded as Document No. 68247 on July 1, 1897, in the north 1/2 Section 33, Township 44 North, Range 12 East of the 3rd Principal Meridian, City of Lake Forest, Lake County, Illinois.

WHEREAS, in accordance with an ordinance dated April 21, 1979, amending Chapter 27 of the City Code of the City of Lake Forest, 1971 as amended, the Gorton Community Center Commission was created:

WHEREAS, the City of Lake Forest and the Gorton Community Center, have submitted a petition for a special use permit as authorized by the regulations of 46-24 of the Lake Forest Zoning Code, and

WHEREAS, the Zoning Board of Appeals of The City of Lake Forest held a public hearing on January 26, 1998, to review the petition for a special use permit as provided by law, and submitted to the City Council a report of its findings, a copy of which is attached hereto and made a part hereof as Exhibit A, recommending the enactment of an ordinance granting the requested special use permit subject to conditions; and

WHEREAS, the City Council concurs with the findings of the Zoning Board of Appeals.

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

Section 1: A special use permit as required by Section 46-24 of the Lake Forest Zoning Code is hereby granted to allow the expansion of the Gorton Community Center in accordance with the site plan attached as Exhibit C subject to the conditions as set forth in the attached Exhibit B.

Section 2: This ordinance shall be in full force and effect from and after its passage and approval.

Passed this 2ND day of MARCH, 1998

Barbara S. Douglas
City Clerk

Approved this 2ND day of MARCH, 1998

Carl B. W.
Mayor

ATTEST:

Barbara S. Douglas
City Clerk

Attachments: Exhibit A
Exhibit B
Exhibit C

ordgortn/zba98

EXHIBIT A

FINDINGS

1. The Special Use Permit is requested to allow the expansion of the Gorton Community Center. The primary purpose of the proposed expansion is to accommodate improvements required to meet the Americans with Disabilities Act, upgrade existing space, and provide sufficient space for current users of the building. The Special Use Permit will allow improvements to be made to the building from a life safety perspective. The Special Use Permit will allow a continuation of current operations at the Gorton Community Center with improved facilities which will promote public safety. The proposed renovation and expansion will not be detrimental to public health, morals, or general welfare.
2. The Gorton Community Center has had a dominant presence in the neighborhood for nearly 100 years. The proposed expansion will represent a change for the adjacent residential properties in that there will be an increase of the bulk of the structure on the north side. Balancing that impact is the fact that a clean-up of the neglected north facade and property line area will occur. Aging mechanical equipment currently exposed on the top of the one-story building will be eliminated and equipment will be concealed by the new structure. The unattractive existing one-story addition will be demolished. Above ground utility lines will be buried, a new fence will be installed along the property line and evergreen landscaping will be offered to adjacent neighbors, all significant improvements over the existing condition. Recognizing the existing condition, the proposed improvements together with the impact of the proposed addition will not result in an overall reduction in the use and enjoyment of the neighboring properties and in fact may improve upon the current situation.
3. The Board has received expert testimony that the proposed expansion that would be authorized by the Special Use Permit will not substantially diminish property values within the neighborhood.
4. A demonstrated public benefit is derived from the Gorton Community Center as evidenced by its over 20 year presence in the community and continued community support of its operations and use of the programs offered by the Center. The Special Use Permit will serve a public need by providing upgraded and accessible facilities and sufficient space for current programs and operations.
5. The neighborhood surrounding the Gorton Community Center is well established. The expansion of the Center will not impede development in this area. The high quality addition to the Gorton building will improve the appearance of the building from the north and east and could serve as a catalyst for other property improvements in the area.
6. The exterior architectural appearance of the proposed addition is compatible with the existing historic Gorton building in overall architectural style, detailing and high quality materials. The addition will represent an improvement over the existing structure that will be demolished. The Building Review Board has reviewed and approved the proposed addition.

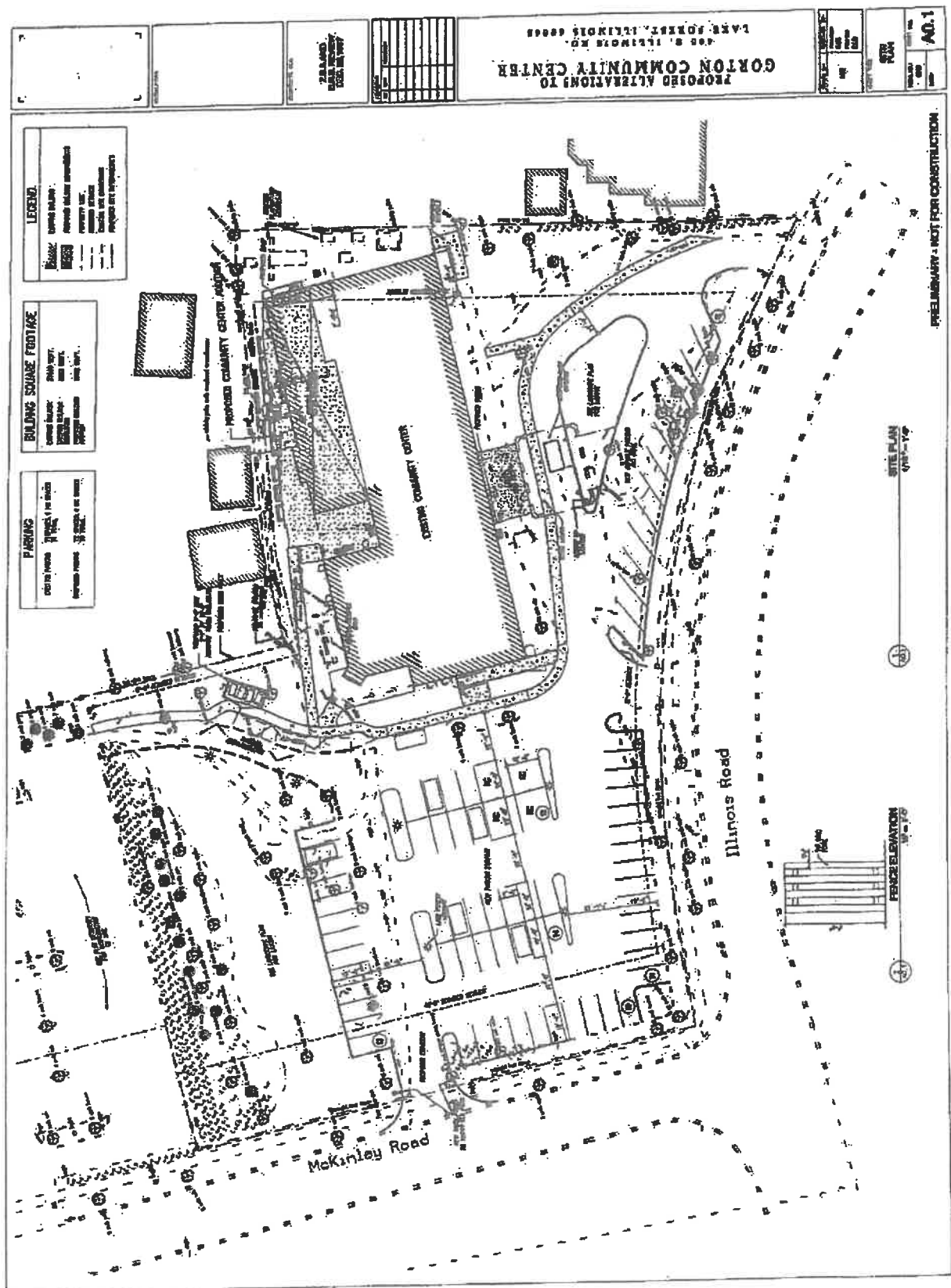
EXHIBIT A - Page 2

FINDINGS

7. Adequate utilities, access, and drainage are already provided to the site.
 8. On-site circulation changes and parking reconfiguration will improve traffic flow on the property and in doing so will help to reduce traffic congestion on the surrounding public streets. In addition, the City plan to provide a driveway connection between the Gorton Center parking area and the northern parking lot will improve on-site traffic flow, encourage off street parking to alleviate congestion on Illinois and McKinley Roads and with appropriate landscaping and screening, will not negatively impact the neighboring properties.
 9. The expansion of the Gorton Community Center will conform to all applicable rules and regulations of the GR-3 zoning district unless such regulations are modified by City Council.
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EXHIBIT B
CONDITIONS OF APPROVAL

1. A landscape plan for the overall Gorton Community Center site shall be reviewed and approved by the City Arborist prior to the issuance of any building permits.
 2. Overhead utilities shall be placed underground to the maximum extent possible at the expense of the Gorton Community Center.
 3. Evergreen plantings shall be offered, at the expense of the Gorton Community Center, to the properties immediately adjacent to the Gorton Community Center for placement on the rear portions of their properties for the purpose of providing a visual screen and buffering near the property line.
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EXHIBIT C



The City Of Lake Forest
ZONING BOARD OF APPEALS

Application for Amendment to Existing Special Use Permit

Property Address 400 Illinois Road Zoning District GR-3 – General Residence

Existing Use Community Center

Proposed Use/Change to Facility Recognize current range of indoor and outdoor uses, replacement and enlargement of outdoor terrace, documentation of operational parameters.

Property Owner(s)

Tenant (if different from owner)

Name City of Lake Forest

Name Gorton Center

Address 220 E. Deerpath

Address 400 Illinois Road

BENEFICIAL INTERESTS

Corporation

NA

Partnership

NA

Trust, land or other

NA

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.

PROPERTY OWNER SIGNATURE

Jason C. Wicha, City Manager

12/8/23

Date

GORTON CENTER – STATEMENT OF INTENT

Dear Chairman Bass and members of the Zoning Board of Appeals,

Gorton Center has been asked by the city to submit parameters for an update to Gorton's Special Use Permit (SUP) with the city that reflects the work done outside of the parameters of Gorton's long-term use agreement. It has become clear the current special use permit was created for different purposes (to expand the building on the north side in the late 90's) and it is useful for Gorton and the city to have a special use permit that is more in line with the kinds of SUPs in place with other organizations within the city of Lake Forest. Gorton has reviewed a number of these, and respectfully submits the following for consideration.

1. Gorton has a long-term use agreement with the City of Lake Forest that describes permissible operations including but not limited to the following (GORTON/CITY AGREEMENT page 5 section 5A)
 - a. During the term of this agreement (until July 2046) Gorton Community Center shall operate the property as a community center and uses consistent with GCC's historic use of the property since 1974 as a community center, subject to the terms and conditions of this agreement. In connection with the community center operation, space upon the property may be used and occupied for:
 - i. Community service, charitable and other similar purposes that serve the Lake Forest and Lake Bluff communities
 - ii. Cultural, recreational, and educational activities for the enjoyment and benefit of Lake Forest and Lake Bluff residents of all ages;
 - iii. Facilities in support of community activities, services, and other not-for-profit groups and organizations affiliated with the Lake Forest and Lake Bluff communities;
 - iv. GCC's office functions, activities and programs
 - v. the drop-in center (now called the Children's Learning Center) and
 - vi. such other uses that the City may otherwise approve

During the term of this agreement, GCC shall continue to operate the drop-in center (now called the Children's Learning Center) and to obtain and maintain all required licenses and certifications therefore, unless the city otherwise consents in writing.

GCC operates in compliance with existing law, and Gorton's activities are in accordance with this building use agreement. Given the language in the use agreement already in place, and in line with Gorton's current and historical normal course operations, Gorton is presenting the following additional detail to be included in a special use permit with respect to newer outdoor operations.

2. SPECIAL USE PERMIT LANGUAGE FOR GORTON OUTDOOR ACTIVITIES:

a. Gorton Center utilizes the parking lot of the building located at 400 E. Illinois Road for patron parking, as well as the lot north of the center at McKinley and Deerpath roads, which is reported to the city in advance of an overflow event to the north lot. Gorton also utilizes the building parking lot for community education and gatherings such as but not limited to events like:

- i. Camps during daytime hours
- ii. Classes when an outdoor space would be more appropriate and useful, including use of the grassy space on the north side of the parking lot, during daytime hours
- iii. Community events during daytime and evening hours
- iv. Outdoor concerts and film screenings during daytime and evening hours
- v. Rentals to outside groups and individuals such as GLASA's annual 5K, group gatherings that require outdoor space
- vi. Support for theatrical productions on the south side of the building near the loading dock for the theater

b. All outdoor events are required by Gorton to be managed onsite by Gorton Center employees.

c. Deliveries for these events are scheduled prior and managed by Gorton Center personnel utilizing the western or southern doors of the building, and as not to interfere with other events happening in the building.

d. Most of the outdoor events take place during daytime hours and end before 5pm. All outdoor events of any kind end by 10pm. Amplified outdoor events are defined as any event at which electronic means are used to increase or enhance sound inclusive of music and voices. Amplified events happening after 5pm will not exceed 24 a year in number. The capacity for events outdoors at Gorton cannot exceed 600 people. The sound level at such events will be held at reasonable levels and in compliance with any local or state ordinances.

For all events at Gorton, indoors or outside, that serve alcohol, sales of the alcohol shall end 30 minutes prior to the scheduled end of the event. Gorton shall hold all required state and local alcohol permits for Gorton events, and when a liquor license is required for an event held by an outside party, it must be obtained as required by law.

Gorton Center has an outdoor gross motor space and playground on the northeast side of the building for use by the Children's Learning Center. It is not accessible to the public and is only used during times when the center is open by children at the center.

It should also be noted Gorton welcomes visitors from outside of Lake Forest and Lake Bluff for many activities. The building is utilized by patrons from these communities, greater Lake County and the North Shore and the entire Chicagoland region.

Gorton is honored to bring something to Lake Forest that no one else provides, as such strengthening and enriching our community, and providing a positive economic effect on the city as a whole.

Thank you to the zoning board for reviewing these materials and this request.

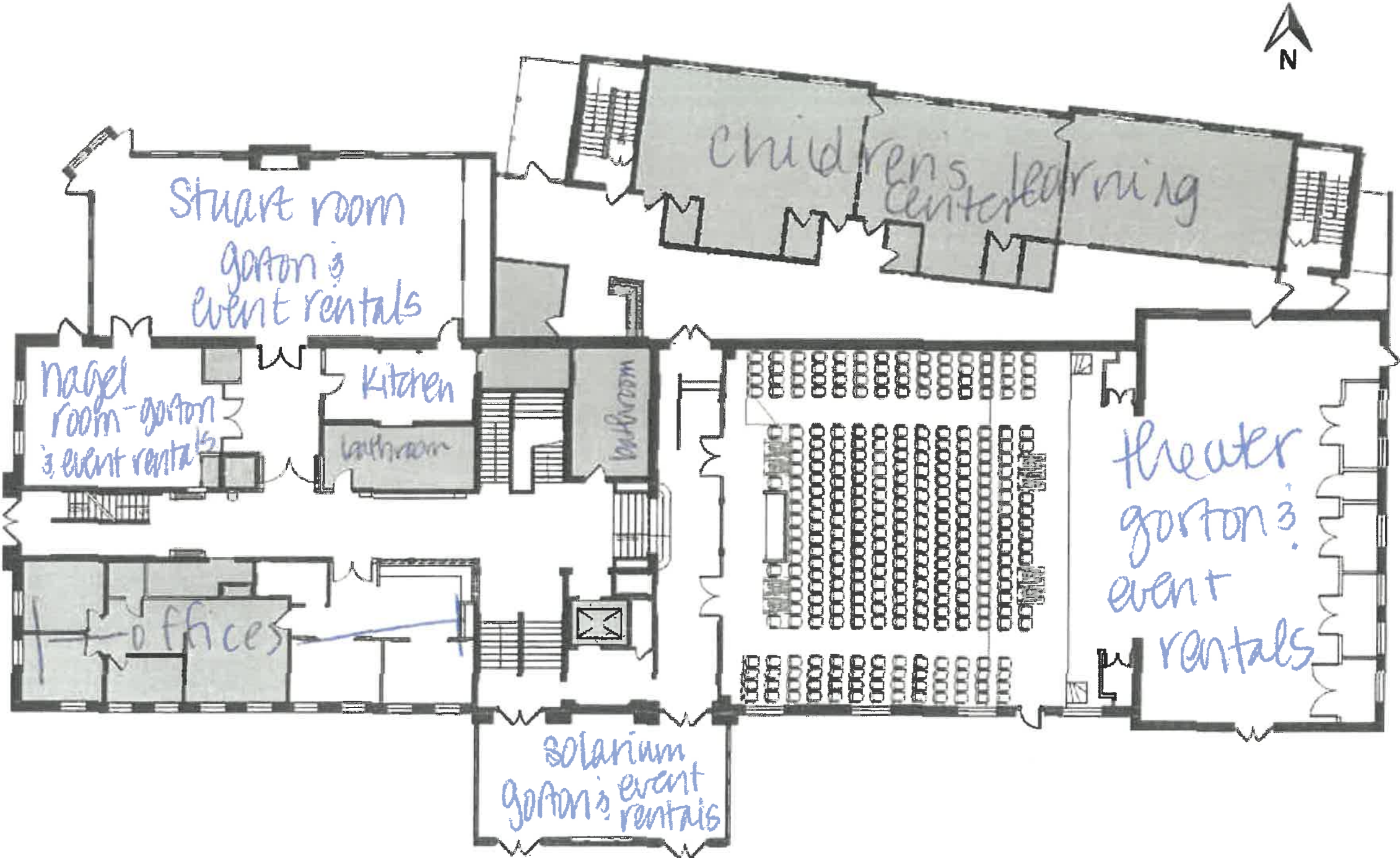
Sincerely,

Amy Wagliardo
Executive Director
Gorton Center

Gorton Center Lower Level



Gorton Center First Floor





Yacht Mechanics (Band)
Friday, July 2nd
7:30pm Start time

Outdoor concert
example

