

Plan Commission Meeting – November 9, 2016
Agenda Item 5 - Introduction

770 Westleigh Road
Zone Change, Subdivision and Associated Special Use Permit

Staff Memorandum
Vicinity Map
Air Photos

Materials Submitted by the Petitioner

Applications – Zone Change and Planned Preservation Subdivision
Statement of Intent
Existing Conditions Survey
Conventional Subdivision Plan – R-4 – Density Yield Plan
Proposed Tentative Plat of Subdivision
Master Plan for Development Area (larger area and focused)
Proposed Site Grading Plan
Existing Drainage Patterns/Proposed Stormwater Management
Landscape Concept – (typical lot, ponds, common areas, amenities)

Responses to Comments/Questions at the October Meeting

Site in Context of Larger Open Lands Corridor
Areas of Environmental Significance on the Site
Alternative Site Plan Concepts Studied
Proposed Pedestrian Trails and Connections
Streetscape – Entrance Drive Location (existing/proposed)
Architectural Concepts/Floor Plan (typical)

*The following information was previously provided to the Commission and is not included in this packet.
Additional copies of this information is available upon request.*

Information on Existing Residence

- *Structural Report*
- *Historic Resource Assessment*

Preliminary Stormwater Management Report
Wetland Delineation Report

Materials shown in italics are provided in the Plan Commission packets only.
A complete packet is available for review in the Community Development Department and on the City's website, www.cityoflakeforest.com



**ZONE CHANGE AND PLANNED PRESERVATION SUBDIVISION
770 W. Westleigh Road Subdivision**

TO: Chairman Ley and Members of the Plan Commission
DATE: November 9, 2016
FROM: Catherine Czerniak, Director of Community Development
SUBJECT: **Request for Approval of 1) a Zone Change from R-5 to R-4, 2) a 10 - Lot Planned Preservation Subdivision and Preserved Open Space, and 3) the Associated Special Use Permit**

PROPERTY OWNER

Lake Forest Land Foundation
350 N. Waukegan Road
Lake Forest, IL 60045

PROPERTY LOCATION

770 W. Westleigh Road
North side of Westleigh Road, West
of Stable Lane

ZONING

R-5 Single Family
District (3 Acre
Minimum Lot Size) and
Historic Residential and
Open Space
Preservation District

APPLICANT/DEVELOPER -- 9 RESIDENTIAL LOTS

Janko Group, LLC (Gary R. Janko, Susan Janko)
1161 Lake Cook Road, Suite A
Deerfield, IL 60015

Activity to Date on this Petition

On October 12, 2016, the Plan Commission opened a public hearing on this petition. The Commission heard an introductory presentation from the property owner and the developer, and heard public comment. The Commission asked questions and requested further study particularly with respect to the access to and through the proposed development. In response to the Commission's discussion at the last meeting, the petitioner prepared additional materials which are included in the Commission's packet.

Description of the Request

This petition requests three related actions.

- A zone change from R-5, Single Family Residential, with a three acre minimum lot size, to R-4, Single Family Residential, with a 60,000 square foot (approximately an acre and a half) minimum lot size. (The property is currently within the Historic Residential and Open Space Preservation District.)
- Approval of a Planned Preservation Subdivision. Ten lots and four outlots are proposed. Nine of the lots are proposed for development with single family homes. Lot 10 totaling 16.92 acres will be preserved as open space and will remain in the ownership of the Lake

Forest Open Land Foundation. The private road which will serve the single family homes and on site detention ponds will be located on the four outlots. The subdivision process includes a tentative and a final review phase. Tentative approval of the subdivision plat is requested at this time.

- Approval of a Special Use Permit is required for all Planned Preservation Subdivisions. The Special Use Permit is noted here, and will be part of the *final* phase of the subdivision approval.

Description of the Property and Surrounding Area

The property proposed for rezoning and subdivision totals 22.09 acres. It is located on the north side of Westleigh Road, between Stable Lane and Wallace Road. The property is currently developed with one single family home; the remainder of the property is undeveloped and is the location of some environmentally significant and sensitive areas including woodlands, prairie and wetlands. The property has been in the ownership of the Lake Forest Land Foundation since 2008 and was acquired for the purpose of preserving a significant portion of the property as a nature preserve that will be open to the community.

The property is zoned R-5 and is bordered to the east and west by residential subdivisions that were developed in the R-4 zoning district. The North Carroll Meadow Subdivision is located to the west; the Girardi Subdivision and the Grace Cockran Subdivision are located to the east. The lots in these three subdivisions are generally one and a half acres in size.

The Reilly property is located to the north and north east of the 770 Westleigh Road property. The City Council, based on a recommendation from the Plan Commission, approved subdivision of the Reilly property, the Westleigh Farm 34-lot Planned Preservation Subdivision, earlier this year. To date, this 34-lot subdivision has not been finalized by the property owner or the developer and the project is not proceeding at this time. Like the petition that is now before the Commission, the Westleigh Farm Subdivision was approved as a Planned Preservation Subdivision which allowed the flexibility for the lots to vary in size, with a majority of the lots smaller than the 60,000 square foot minimum lot size in the R-4 zoning district. Planned Preservation subdivisions must adhere to the allowable density under the applicable zoning district; however, lots may vary in size and other standards may be modified as well.

To the south of the 770 W. Westleigh property, on the south side of Westleigh Road, there is a large residential property, almost five acres, and to the west of that, extensive preserved open land owned by Lake Forest Open Land Foundation and the City. Also on the south side of Westleigh Road, Stable Lane extends to the south, terminating in a cul-de-sac. Lots along the cul-de-sac are one and a half acres and larger.

Recommended Plan Commission Action

- 1. Recommend approval of a zone change from R-5, Single Family Residence District, to R-4, Single Family Residence District.**

This property is zoned R-5, the most restrictive and the lowest density zoning district in the City. The R-5 zoning district requires a minimum lot size of three acres. This zoning district is applied to all properties at the time of annexation unless there is a development plan and a request for a

specific zoning district presented concurrent with annexation. Prior to the acquisition of this property by Lake Forest Open Land Foundation, the property was in the ownership of the Dickinson family for many decades and therefore, the R-5 zoning remained on the property despite the fact that properties all around it were zoned R-4 and in many cases, subdivided and developed.

As noted above, this property is within the Historic Residential and Open Space Preservation Overlay District (HROSPD) which means that any development of the property must occur in a manner that preserves significant natural resources. The development proposes a density of development consistent with the R-4 zoning district however, as permitted by the overlay district, the lots as proposed are clustered on the southern portion of the property and are smaller than 60,000 square feet which is the minimum lot size in the R-4 zoning district. The Overlay District provides the opportunity and in fact encourages flexibility in the standard requirements such as minimum lot size, setbacks and street widths, in order to preserve natural resources.

The City's Comprehensive Plan designates properties throughout the City for various uses. Current zoning of properties may, or may not be consistent with the Plan's designation. The Comprehensive Plan includes proposed land uses for "New Growth Areas" and identifies this area for "special estate residential" development. The special estate residential designation suggests that development should be consistent with the overall character of the surrounding area, incorporate conservation areas around the perimeter of the proposed development, restrict home size beyond that which would normally be permitted in the zoning district, preserve natural features and provide for preservation of open space in perpetuity. The Comprehensive Plan is intended as a guide for considering new development.

Considering the surrounding development patterns, and recognizing that utilities and infrastructure are available in this area, the request for rezoning is reasonable.

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

➤ Consideration of the zoning classifications of the surrounding properties.

Properties in the surrounding areas are zoned R-4. The proposed R-4 zoning for this property is consistent with zoning patterns in the area. The current R-5 zoning, with a minimum 3-acre lot size, varies from the general zoning pattern in this area. Historically, the R-5 District is considered a "holding district" except for properties located close to the City limits. This property is located in the midst of developed areas and not at the edge of the City.

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

The proposed R-4 zoning district will allow single family homes at a density that is similar to the density of the surrounding neighborhoods. The uses allowed by the R-4 zoning are consistent with the overall pattern of development in this area.

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

The property proposed for development is suitable for development with single family homes at the density permitted by the R-4 zoning district. Based on current regulations, a significant portion of the property will be preserved as open space in perpetuity. The property is suitable for development with single family homes.

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

The surrounding area is developed with residential neighborhoods. Lots in the area are of various shapes and homes are of various sizes. The overall density of development proposed in the 770 Westleigh Road Subdivision will be consistent with the overall density of the surrounding subdivisions. No future development of the preserved areas will be possible. The proposed development represents full buildout of the parcel.

➤ Changing conditions make the application of the proposed R-4 zoning district reasonable.

In recent years, the City has frequently received input that the City has more than an adequate supply of large lots. Under the R-5 District, a subdivision of 3-acre lots could be developed on this site. Feedback received by the City has consistently indicated that smaller lots, developed with new homes, in a unique setting, are of interest to buyers. This type of housing will provide a housing type that is in limited supply in the community.

The following recommendation is dependent upon Commission support for recommendation #1 above.

2. Recommend approval of the tentative plat of subdivision for the 770 Westleigh Road Planned Preservation Subdivision.

Tentative plat approval is the first step in the subdivision process and is intended to provide the petitioner with confirmation that the subdivision, as proposed, generally conforms to all applicable requirements. Some refinement in the plan and further detailing may occur between tentative and final approval of the subdivision based on comments and direction from the Commission and the public however, once tentative plat approval is granted, it is expected that the overall configuration of the proposed subdivision will remain unchanged for the most part.

If after recommendation by the Plan Commission, tentative approval of the plat is granted by the City Council, the tentative approval is valid for a period of 12 months. Between tentative plat approval and submitting the subdivision to the City for final approval, the petitioner must complete all final engineering, develop a final landscape plan, provide information on any amenities proposed in the development, present a final plat of subdivision and provide an outline of the intended contents of the Declaration of Covenants. The subdivision, in its final form, will be presented to the Plan Commission for further consideration, public hearing and recommendation before moving forward to the City Council for final action.

The recommendation to approve the tentative plat of subdivision is subject to the following conditions of approval.

The following conditions shall be satisfied prior to consideration of a request for final plat approval and consideration of the associated Special Use Permit by the Plan Commission.

1. Final engineering plans which have been determined to be complete, accurate and in conformance with all applicable regulations and standards by the City Engineer, and any other documents deemed necessary by the City Engineer shall be on file, in final form, with the City.
 - Approvals from any outside agencies must be submitted as directed by the City Engineer.

- The engineering plans shall reflect the preservation of the existing topography to the extent possible with any grade changes kept to the minimum necessary to meet good engineering practices.
2. The final plat of subdivision shall be submitted and determined to meet all applicable requirements by the City Engineer and Director of Community Development. The following notations, and any other notes deemed appropriate by staff, shall be noted on the final plat of subdivision.
 - No further subdivision of the open space areas is permitted.
 - A Conservation Easement must be established the full length of Westleigh Road, except for the area where the curb cut is located with appropriate clearance for sightlines as required by the City Engineer. The Conservation Area must be maintained as a vegetative buffer to preserve the natural streetscape of Westleigh Road. Any removals within the Conservation Area are subject to review and approval by the City along with a plan and timeline for replacement plantings to achieve a density and diversity of plantings that are consistent with the existing streetscape.
 - A landscape buffer area shall be delineated on the plat to provide for year round, ongoing screening between the trail and the nearest homes located to the west of the property. The note shall state that the plantings in the landscape buffer area must be maintained and replaced as necessary as part of the ongoing care of the nature preserve area.
 - The Homeowners' Association is responsible for all ongoing maintenance of all private infrastructure including, but not limited to all aspects of the storm sewer system, the road and the common area.
 - The party responsible for maintaining the nature preserve in perpetuity shall be stated on the plat.
 - All new homes shall be equipped with residential sprinkler systems for fire protection.
 3. A final tree removal and tree preservation plan shall be submitted including a total of tree inches proposed for removal. A tree planting plan shall provide a minimum of inch for inch replacement for the trees removed from the site.
 4. A final landscape plan shall reflect plantings proposed on the site to provide screening from existing adjacent development and infill landscaping as determined to be necessary on the streetscape. The plan shall identify removals of dead, diseased and vegetation that is failing to thrive in these areas and reflect on the plan how the gaps left by removals will be filled and the perimeter areas enhanced. The final landscape plan shall reflect street tree plantings, plantings in common areas within the development site including around the ponds and provide a typical plantings plan for an individual lot.
 5. A draft of the Declaration of Covenants shall be submitted subject to review and approval by the Director of Community Development and if appropriate, the City Attorney.

Staff Review of the Proposed Subdivision

As noted above, because this property is located in the HROSPD, the subdivision must be processed as a Planned Preservation Subdivision. This type of subdivision is granted final approval through a Special Use Permit which can incorporate specific limitations and conditions of approval.

First however, a tentative plat of subdivision must be considered. During the tentative review phase, the Plan Commission makes a recommendation to the City Council on whether the proposed density, lot sizes, overall layout, roadways and access points, tree removal, preserved areas, landscaping and any other elements of the plan are generally consistent with the requirements of the Code and the overall character of the area.

If tentative approval is granted by the City Council, based on the recommendation of the Plan Commission, the petitioner has a good indication that as long as the plans; grading, drainage, tree removal, landscape, and the final plat of subdivision are consistent with the tentative approvals, the subdivision will likely receive final approval.

Density and Lot Size

The subdivision proposes nine single family residential lots ranging in size from .31 to .36 acres. As required by the Code, the petitioner submitted a Conventional Subdivision Plan to demonstrate that a maximum of ten lots could be achieved on the property based on the 60,000 square foot lot size minimum in the R-4 zoning district. Importantly, the conventional plan would require filling of wetlands, removal of trees and other development activity that would not be consistent with the goal of the HROSPD. Instead, a plan with nine smaller lots is presented for consideration taking advantage of the overlay district.

City staff received some contacts from interested parties expressing concern about the lot sizes proposed in this subdivision and the location of the new lots, all near Westleigh Road. The questions raised revolve around whether or not the proposed lot sizes and the overall layout of the site are consistent with the character of the area and with the Westleigh Road streetscape. Staff also received input that there is a sufficient number of large lot, an acre and a half and larger, in the community and as a result, smaller lots are desirable.

Private Road

A single curb cut on Westleigh Road will provide access into the area and as proposed, a single, private road, with no outlet, will serve the nine homes. The Code limits the number of homes on a private road to five. Flexibility, as authorized through the HROSPD is requested to allow nine homes to be served by the private, dead end road. In the past, the Plan Commission has supported an exception of this type subject to a condition that all of the homes be constructed with residential fire sprinkler systems.

As proposed, the existing curb cut from the site on to Westleigh Road will be infilled and the entrance to the subdivision will be located further to the west, away from the existing home on the south side of Westleigh Road, and across from preserved open lands. The proposed location will eliminate the impact of headlights from those leaving the new development on any existing for future homes.

Early in the process of developing a plan for development of the property, various schemes were considered for the configuration of the roadway and layout of the subdivision. A series of site design concepts are included in the Commission's packet. The siting of the development on the 22 acre parcel, the layout of the road and the location of the access to the public street is based on the goal of preserving the most significant natural areas on the site.

Stormwater

Stormwater detention for the development will be provided on the site, on outlots. Maintenance of the detention ponds will be the responsibility of the developer and later, the Homeowners' Association once the homes are occupied. The runoff from the area proposed for development will be captured and directed south, to an existing swale along the north side of Westleigh Road. The development area will not increase runoff toward the homes or yards of properties in the North Carroll Meadow Subdivision.

The City Engineer completed a review of the preliminary engineering plans and found them to be generally acceptable acknowledging that further development and detailing will be necessary during the final phase of the project. The City Engineer will be present at the Plan Commission meeting to respond to any questions from the Commission or the public.

The City Engineer noted that presently, the property does not drain very efficiently and as a result, water ponds in various low lying areas on the site. He noted that as regrading of the site occurs in some areas; care will need to be taken to assure that more efficient drainage of the property does not negatively impact downstream properties.

Overall Site Layout

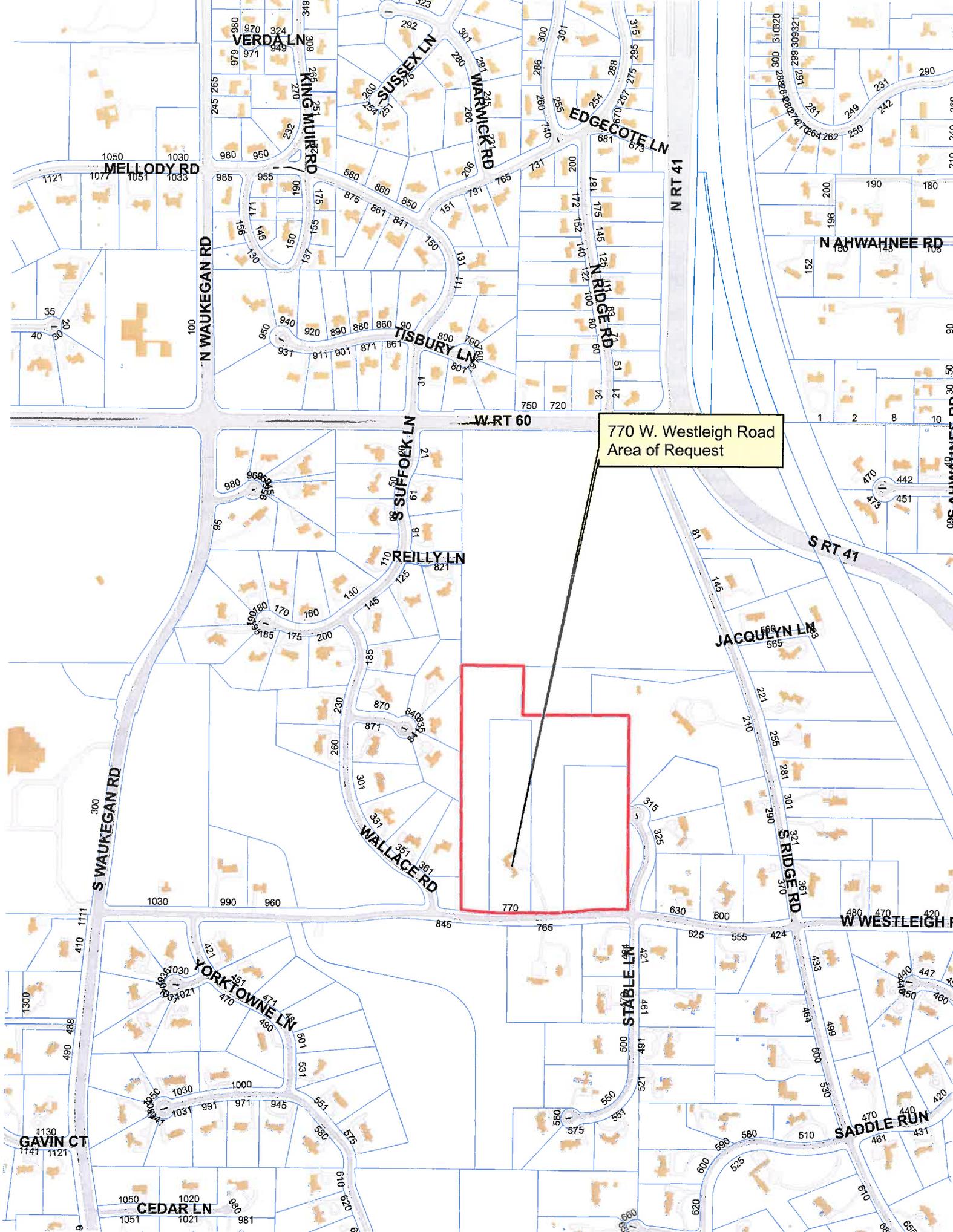
The Lake Forest Land Foundation has been instrumental in other Planned Preservation Subdivisions in the community including the Everett Farm and Middlefork Farm Subdivisions. As noted above, Planned Preservation Subdivisions must not exceed the underlying permitted density, but can be configured to preserve open space by clustering homes on lots that are smaller than would ordinarily be permitted in the zoning district. Although the lots are smaller, the underlying density remains the same.

This subdivision as proposed would preserve 16.92 acres of open space including wetlands, wetland buffer areas, woodlands and restored prairie.

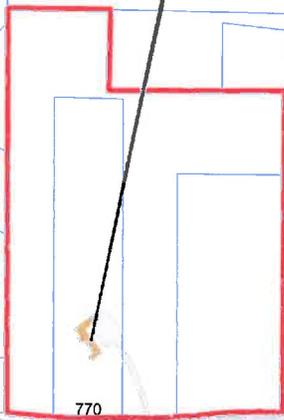
As a condition of final approval, and to assure that the open space is preserved in perpetuity, staff will recommend that once the plat of subdivision is recorded, the Lake Forest Open Land Foundation would be obligated to request a rezoning of the open space area from R-4 to OA, Open Area.

Public Notice

Public notice of this public hearing was provided in accordance with Code requirements and standard practices. Public notice was published in a newspaper of local circulation. As required, the petitioner sent notice of this meeting by certified mail to properties in the specified area prior to the opening of the public hearing in October. In addition, the City mailed notice prior to both the October and November meetings to homes in the surrounding areas. The agenda for this meeting was posted at five public locations and on the City's website.



770 W. Westleigh Road
Area of Request



VERDA LN
KINGMUIR RD

SUSSEX LN
WARWICK RD

EDGEMOOR LN
N RT 41

MELLODY RD

N WAUKEGAN RD

N AHWAHNEE RD

N RIDGE RD

TISBURY LN

W RT 60

S SUFFOLK LN

S RT 41

REILLY LN

JACQUYN LN

S WAUKEGAN RD

WALLACE RD

S RIDGE RD

W WESTLEIGH RD

STABLE LN

GAVIN CT

CEDAR LN

SADDLE RUN



770 W. Westleigh Road
Area of Request

VERDA LN

MELLODY RD

N WAUKEGAN RD

WINDY LN

SUNSEA LN

MARSHALL RD

EDGECOTE LN

N RT 41

N RIDGE RD

HISBURY LN

W RT 60

S SUE LN

REILLY LN

ACQUIN LN

S WAUKEGAN RD

WALLAGE RD

S RIDGE RD

W WESTLEIGH

ORNDORFF LN

STABLE LN

GAVIN CT

CEDAR LN

SADDLE RUN



770 W. Westleigh Road
Area of Request

S RIDGE RD

HOLDEN CT

WALLACE RD

W WESTLEIGH RD

STABLE LN



THE CITY OF LAKE FOREST
ZONE CHANGE APPLICATION

APPLICANT

Name Janko Group LLC

Address 1161 Lake Cook Rd, Suite A
Deerfield, IL 60015

Phone 847-940-8895

E-mail g.janko@jankogroup.us

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

CO-APPLICANT &

PROPERTY OWNER (if different from applicant)

Name Lake Forest Land Foundation

Address 350 N Waukegan Rd
Lake Forest, IL 60045

Phone 847-234-3380

E-mail j.sentell@lfola.org

BENEFICIAL INTERESTS

~~Corporation~~ (see exhibit A)
Partnership Janko (see exhibit B)
~~Trust, land or other~~ LLP (see exhibit C)

Address of Property 770 W. WESTLEIGH RD

Existing Zoning R5 Requested Zoning R4

Developed Home or Vacant Land mostly

Brief description of proposed development: Nine-lot residential single family development
on Silac tract with preservation of natural areas on remaining 17 acres.
Property is currently in HRD overlay district and no changes
are requested with respect to that district.

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

SIGNATURES

[Signature] 7/25/16
Owner on behalf of LLP Date

Owner _____ Date _____
[Signature] 7/29/16
Applicant Date



THE CITY OF LAKE FOREST
APPLICATION FOR PLANNED PRESERVATION SUBDIVISION
AND THE ASSOCIATED SPECIAL USE PERMIT
TENTATIVE APPROVAL

LOCATION OF PROPERTY 770 W Westleigh Rd current R5
 ZONING DISTRICT proposed R4

ACREAGE OF PROPERTY 22.1

VACANT DEVELOPED IF DEVELOPED # OF STRUCTURES 1 home

OF BUILDABLE LOTS PROPOSED NINE (ONE additional unbuildable lot)

OF OUT LOTS PROPOSED FOUR (three detention areas + private road within the S.lac residential development)

APPLICANT

Name Janko Group LLC

Address 1161 Lake Cook Rd, Suite A
Deerfield, IL 60015

Phone 847-940-8895

E-mail gjanko@jankogroup.us

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

Co-Applicant of development
PROPERTY OWNER (if different from applicant)

Name Lake Forest Land Foundation

Address 350 N Waukegan Rd
Lake Forest, IL 60045

Phone 847-234-3880

E-mail jrentell@lfla.org

BENEFICIAL INTERESTS

Corporation (see exhibit A)
 Partnership (see exhibit B)
 Trust, land or other LFLF (see exhibit C)

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

SIGNATURES

[Signature] 7/28/16
 Owner on behalf of LFLF Date

Owner Date
[Signature] 7/29/16
 Applicant Date

APPLICANT'S REPRESENTATIVES

ENGINEER Mike Black
FIRM Black Engineering Company
ADDRESS 1375 North Western Avenue
Lake Forest, Illinois 60045
PHONE (847) 295-5200 x13

WETLAND CONSULTANT Paul Vincent Masca
FIRM Hey & Assoc
ADDRESS 26575 W Commerce Dr
Volo, IL 60073
PHONE 847-740-0888 x14

LAND PLANNER Nick Patara
FIRM Teeka Associates, inc.
ADDRESS 627 Grove Street
Evanston, Illinois 60201
PHONE (847) 869-2015 x321

TRAFFIC CONSULTANT _____
FIRM _____
ADDRESS _____
PHONE _____

ATTORNEY Charles L. Byrum
FIRM Meltzer, Putilil & Stelle LLC
ADDRESS 300 South Wacker Drive, #3500
Chicago, Illinois 60606-6704
PHONE (847) 461-4317

LANDSCAPE ARCH. Nick Patara
FIRM Teeka Associates, Inc.
ADDRESS 627 Grove Street
Evanston, Illinois 60201
PHONE (847) 869-2015 x321

ARBORIST Urban Forest Mgmt
FIRM Yo Talca Assoc
ADDRESS _____
PHONE _____

PRESERVATION CONSULTANT Susan Benjamin
FIRM Benjamin Historical Certifications
ADDRESS 74 Marion Ave
Highland Park, IL 60035
PHONE 847-432-1865

EXHIBIT "B"

Janko Group LLC
PARTNERSHIP OWNERSHIP

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

NAME Gary R. Janko
ADDRESS 1161 Lake Cook Rd. Suite A
Deerfield, IL 60015
OWNERSHIP PERCENTAGE 90 %

NAME Susan Janko
ADDRESS same
OWNERSHIP PERCENTAGE 10 %

NAME _____
ADDRESS _____
OWNERSHIP PERCENTAGE _____ %

EXHIBIT "C" OTHER—Lake Forest Land Foundation is a not-for-profit organization without shareholders. The Resolution authorizing the rezoning request and the list of the members of the Board of Directors follows:

RESOLUTION

from the

Meeting of the Directors of the Lake Forest Land Foundation

on

June 29, 2016

The following resolution was approved at the Annual Meeting of the Directors of the Lake Forest Land Foundation (LFLF) held via conference call on Wednesday, June 29, 2016 at 10:00 a.m., pursuant to due notice.

"John Dick made a motion to endorse the Land Acquisition Committee and LFOLA Director's recommendation to submit an application to the City of Lake Forest for a planned nine home preservation subdivision (conservation development) at a development footprint of approximately 5 acres as mapped and presented herein; Bill White seconded, and all Directors present unanimously approved."

Lake Forest Land Foundation Directors

2016 –2017

Edward Chandler, President
George Covington, Secretary
John Dick, Treasurer
Mark Ahern
Steve Baer
Edwin McGlynn
Dennis Nyren
Kate Sackman
William White

STATEMENT OF INTENT

770 W. WESTLEIGH ROAD – LAKE FOREST PLAN COMMISSION APPLICATION

Lake Forest Land Foundation ("LFLF"), an affiliate non-profit organization of Lake Forest Open Lands Association, is the owner of approximately 22.1 acres known as 770 W. Westleigh Road in Lake Forest, IL ("the "Property"). The Property is located on the north side of Westleigh Road between Wallace Road and Stable Lane. The Property is currently zoned under the Lake Forest Zoning Ordinance as R5 within the Historical Residential and Open Space overlay district. It is proposed that the Property be rezoned to R4 (with no changes to the HROS overlay district) and that the City of Lake Forest approve a Planned Preservation Subdivision and the associated Special Use Permit.

Single family homes are located to the west, south and east of the Property pursuant to R4 zoning. The tract of land to the north of the Property has been proposed for single family development. Lake Forest Open Lands Association ("LFOLA") owns a 24-acre tract of land to the south and southwest of the Property known as West Skokie Nature Preserve that is preserved for open space, conservation and non-intensive recreational use. In addition, there are two contiguous parcels of permanent open space, South and North Carroll Meadows, totaling 40 acres that are managed by LFOLA. There are also several conservation easements held by LFOLA off Stable Lane.

The Property is part of the 49-acre estate purchased by Charles Garfield King from Louis Swift in 1904. The King estate was sold to Frank H. Bartholomay in 1925. In 1933 George J. Jaeger purchased 10-acres from Bartholomay for the construction of a home designed by Chester H. Walcott. Several others followed Jaeger as owners of the house on the Property, including the William Dickinson family who purchased it in 1949. LFLF purchased the home in 2008 as part of its assemblage of the Property.

The home is not, however, a significant historical or architectural resource. Benjamin Historic Certifications noted "the design is not sophisticated and the features are not well integrated into the design...the lack of consistency of scale and any repetition of detailing detracts from the home's architectural significance." Benjamin concluded its report by noting "the house and its surrounding property do not have sufficient historical significance or architectural value that demolishing it and developing the property would have a negative impact on the character of Lake Forest. The home...has little artistic merit." This finding was previously supported by the Illinois Historic Preservation Agency stating that its review of the records indicated "no historic, architectural or archeological sites exist within the site."

As a result, the home will be demolished as part of the proposed development.

The Property contains significant and unique natural resources including wetlands, mature trees including a shagbark hickory stand, and a high quality relic, wet mesic prairie area. As such, the proposed re-subdivision of the 22.1-acre Property has been designed as a conservation development to preserve its natural and open space resources, taking into account the natural connection to surrounding properties to the north, south, and west, while allowing a single family

home development on the approximate 5.1-acre tract located in the south central area of the Property near Westleigh Road.

The conservation development approach, also known as conservation land planning or "Better Site Design" (BSD) has been successfully implemented within Lake Forest. The concept is that the underlying density allowed on a property is rearranged in the development plan to protect natural resources and maximize the value of contiguous open space, habitat, and recreational benefit. Conservation land planning has been implemented by the City of Lake Forest via the Historic Residential and Open Space (HROS) overlay district ordinance. By utilizing this approach, the proposed development will best preserve existing natural areas, use natural drainage and storage for stormwater management on-site and promote design consistent with the surrounding landscape. The desire of this project is to utilize the HROS ordinance to provide allowable density on smaller lots and save approximately three quarters of the site as a nature preserve open to the public.

The approximate 5.1-acre tract will be developed into a residential community consisting of nine single family lots and four outlots (detention areas and the private road). The single family homes, no larger than 3,500 square feet, will be located on a private drive with a single access point along Westleigh Road. The common area outlots will be owned, managed and maintained by the community's home owners association (HOA). In addition, it is expected that the HOA will also maintain the landscaping and provide snow removal on each residential lot. Each lot will back up on wooded or prairie natural areas. The development will contain stormwater management detention areas planted with native species on the fringes. The homes will conform to the Lake Forest building codes. The residential community will be subject to a set of covenants, conditions and restrictions designed to protect and enhance the site conditions and improvements on the building lots.

The remaining 17 acres outside the approximate 5.1-acre tract will be an unbuildable subdivided lot owned and managed by LFOLA as a public nature preserve and linked to LFOLA's West Skokie Nature Preserve directly to the south. It is LFOLA's intent to connect and extend these public nature preserves with trails around the pond to the north, and ultimately link them to South and North Carroll Meadows to provide an expanded nature preserve for residents residing throughout Lake Forest with over 2.5 miles of hiking trails and 80+ acres of natural area for their recreation, vistas, and enjoyment.

Since the Property is located within the Historical Residential and Open Space overlay district, a Special Use Permit is required. The criteria for the Special Use will all be met as follows:

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

The use, design and development of the Property will be compatible with the surrounding single family uses and will conform to all applicable City ordinances and will be engineered in a manner meeting all City requirements.

- 2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the neighborhood.*

The single family use of the Property is in conformity with the Lake Forest ordinance and in a manner compatible with surrounding properties will maintain the use and enjoyment of other properties within the vicinity and will maintain the value of those properties as single family residences.

- 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.*

Approximately 17 acres of the Property will not be developed and will remain in its natural state. However, the development and improvement of the approximate 5.1-acre tract contained within the Property is consistent with the existing surrounding development and improvement that has taken place or that has been proposed.

- 4. 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 design and construction of the houses to be built on the Property will be subject to architectural controls created, implemented and enforced by the owner which are designed to be compatible with surrounding uses and homes built on adjacent properties.

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

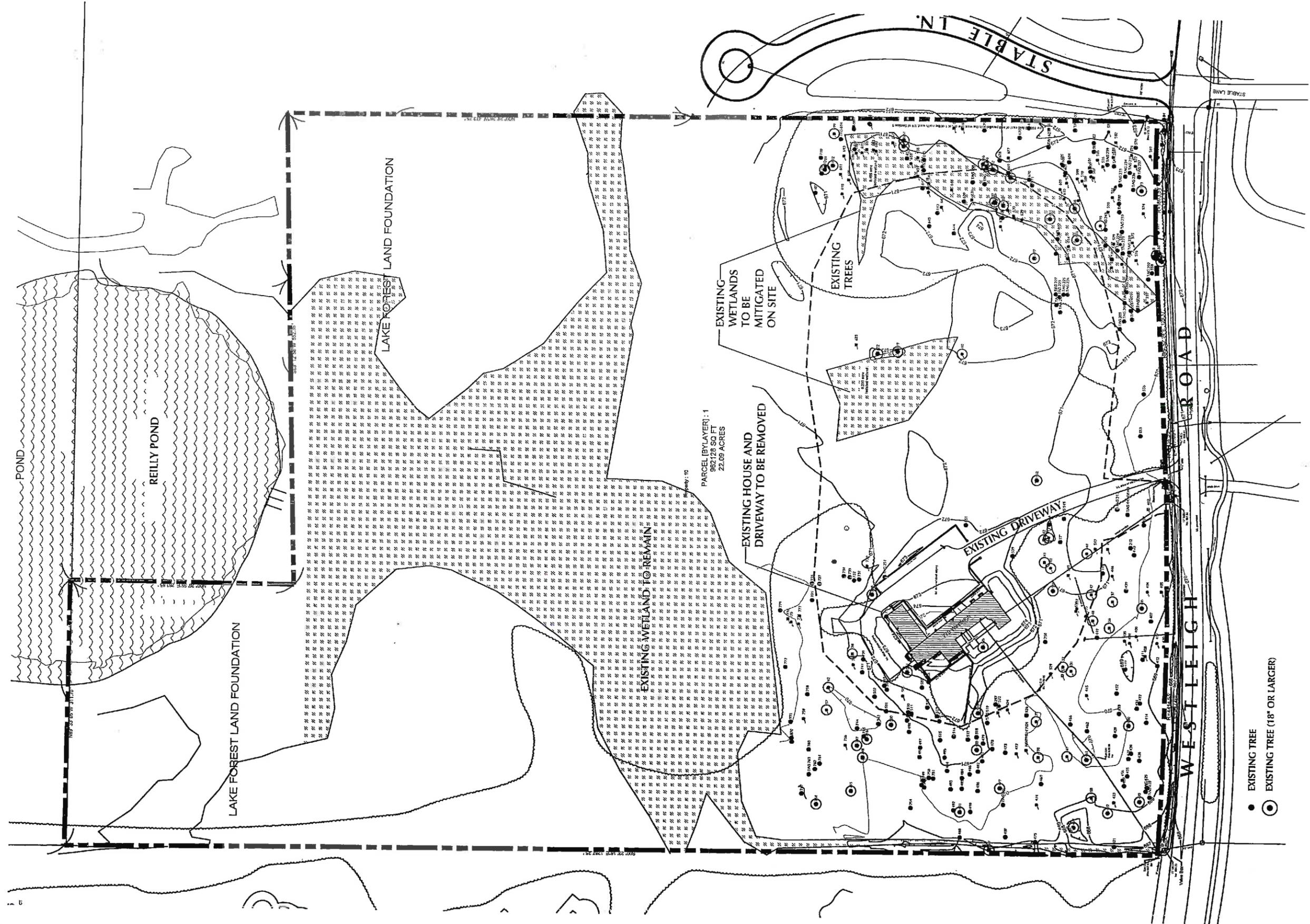
All required roads, utilities and drainage extend to and from the Property and are adequate for its development. The engineering design for the management and collection of drainage of storm water for the Property will result in improvement from the storm water collection and drainage system presently operating on the Property.

- 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.*

The ingress and egress from the Property will be through the intersection of the new private street to be built on the Property connecting to W. Westleigh Road, a major thoroughfare that has the capacity to absorb the traffic that will be generated by the nine newly constructed residences which will be built and the single family use of the Property meets the expected generation of traffic to come from the Property.

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.*

All use, development and construction of the Property will conform to the applicable regulation of the zoning district in which it is located without any requests for variances.



PARCEL (BY LAYER): 1
 962,126 SQ FT
 22.09 ACRES

- EXISTING TREE
- ⊙ EXISTING TREE (18" OR LARGER)

770 Westleigh Road Property
 Lake Forest, IL

July 29, 2016

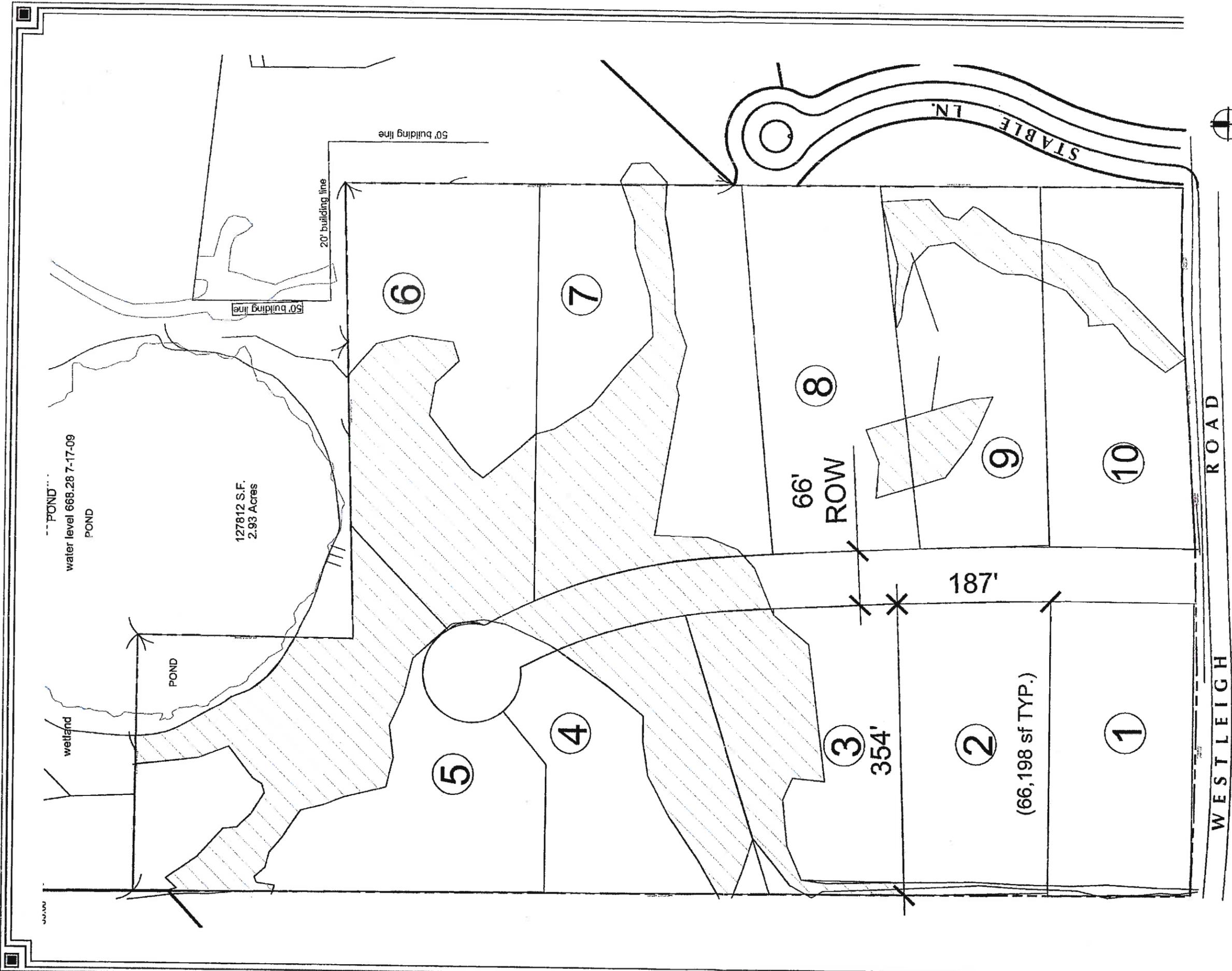
LAKE FOREST
**OPEN
 LANDS**

Lake Forest Open Lands Association
 310 N. Washington Road
 Lake Forest, Illinois 60045

JANKO GROUP
 Janko Group
 1161 Lake Cook Road, Suite A
 Deerfield, Illinois 60015



BLECK
 engineers | surveyors
 Bleck Engineering Company, Inc.
 1111 Lake Forest, Illinois 60038
 T 847.295.5300 F 847.295.7081
 www.bleckery.com



POND
water level 668.28 7-17-09
POND

127812 S.F.
2.93 Acres

POND

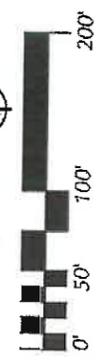
wetland

50' building line

20' building line

STABLE LN.

WESTLEIGH ROAD



*R4 Min. Lot Size = 60,000 s.f. NOTE: Stormwater management will be provided on each individual lot using dry detention, rain gardens, and bioswales.

10-Lot R4 Yield Plan
770 Westleigh Road Property

Lake Forest, IL

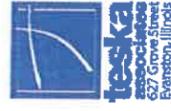
July 29, 2016



Lake Forest Open Lands Association
250 N. Washington Road
Lake Forest, Illinois 60045



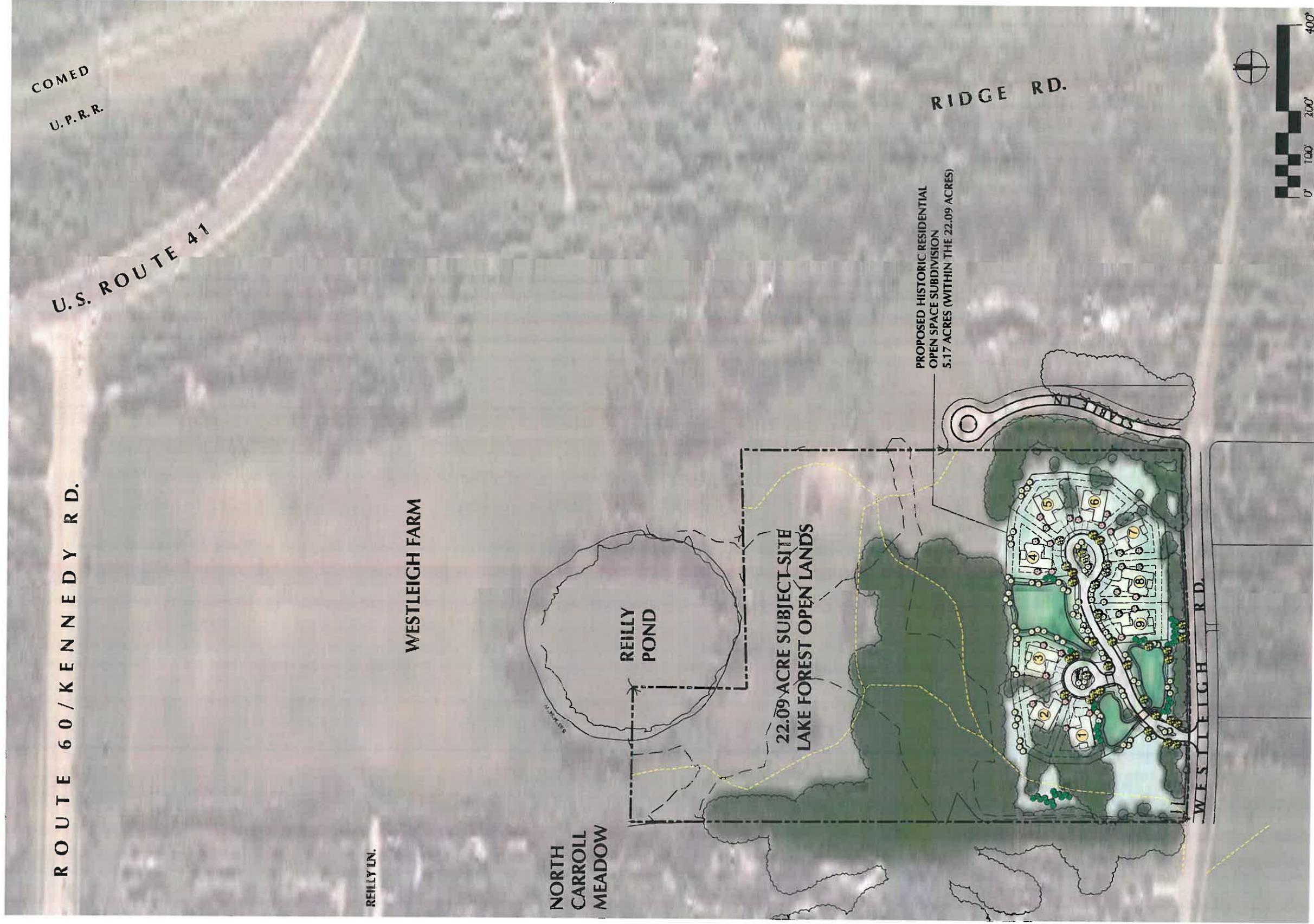
Janko Group
1101 Lake Cook Road, Suite A
Deerfield, Illinois 60015



teska ASSOCIATES
67 Grove Street
Evanston, Illinois



BLECK
Professional Consulting
1315 North Western Avenue
Laurel Park, IL 60058
Tel: 847.233.8888
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Aerial Context Plan
 770 Westleigh Road Property
 Lake Forest, IL

October 28, 2016



Lake Forest Open Lands Association
 350 N. Waukegan Road
 Lake Forest, Illinois 60045



Janko Group
 1161 Lake Cook Road, Suite A
 Deerfield, Illinois 60015



627 Grand Street
 Evanston, Illinois



Professional Engineer
 Bleck Engineering Company, Inc.
 1310 North Lincoln Avenue
 Lake Forest, Illinois 60045
 1.847.266.2300 F. 847.256.7921
 www.bleckeng.com

WESTLEIGH FARMS
PLANNED SUBDIVISION

Lot Number	Lot Size
Lot 1	13,572 s.f.
Lot 2	15,716 s.f.
Lot 3	15,716 s.f.
Lot 4	15,715 s.f.
Lot 5	15,715 s.f.
Lot 6	15,716 s.f.
Lot 7	15,715 s.f.
Lot 8	15,715 s.f.
Lot 9	13,571 s.f.



PRIVATE ROAD WITH LANDSCAPED ISLANDS
ROAD WIDTH = 12-16' ROW = 40'

LOT SETBACK:
FRONT=20', BACK=30', SIDE=15'

WOOD RAIL FENCE INSTALLED BY LFOJ

Conceptual Site Plan
770 Westleigh Road Property

Lake Forest, IL

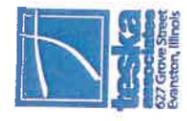
July 29, 2016



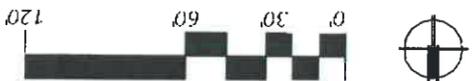
Lake Forest Open Lands Association
350 N. Waukegan Road
Lake Forest, Illinois 60045



Janko Group
1161 Lake Cook Road, Suite A
Deerfield, Illinois 60015



teska
landscape architects
engineers | architects
Black Engineering Company, Inc.
2214 Lake Cook Road, Suite 1000
Lake Forest, Illinois 60045
1847.252.5700 FAX: 1847.252.7981
www.teskaeng.com



Lake Forest, IL
770 Westleigh Road Property
 Landscape Concept Plan Enlargement



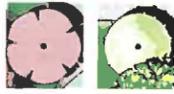
50'

CONCEPTUAL PLANT SCHEDULE FOR COMMON AREA AND INDIVIDUAL LOTS



SHADE TREE
3" cal., B&B

- Acer rubrum 'Red Sunset' / Red Sunset Maple
- Acer saccharum 'Legacy' / Legacy Sugar Maple
- Celtis occidentalis / Common Hackberry
- Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust
- Quercus muhlenbergii / Chinkapin Oak
- Quercus bicolor / Swamp White Oak
- Tilia tomentosa / Silver Linden
- Ulmus x 'Frontier' / American Elm
- Ulmus x 'Pioneer' / Pioneer Elm



ORNAMENTAL

- 8 to 10 feet in height, B&B/Multi Stem
- Amelanchier x grandiflora / Apple Serviceberry
- Betula nigra / River Birch
- Carpinus caroliniana / American Hornbeam
- Cercis canadensis / Eastern Redbud
- Crataegus crus-galli 'Inermis' / Thornless Hawthorn
- Hamamelis virginiana / American Witch-hazel
- Malus / Crab Apple
- Malus x 'Spring Snow' / Spring Snow Crab Apple



EVERGREEN

- 8 to 10 feet in height, B&B
- Juniperus virginiana / Eastern Red Cedar
- Picea abies / Norway Spruce



NATIVE SHRUB FOUNDATION PLANTING

2 to 12 feet in height, B&B

- Aronia melanocarpa 'Iroquios Beauty' / Iroquios Beauty Black Chokeberry
- Aronia melanocarpa var. elata / Elata Black Chokeberry
- Cornus sericea 'Isanti' / Isanti Red-Osier Dogwood
- Corylus Americana / American hazelnut
- Physocarpus opulifolius 'Seward' / Summer Wine Ninebark
- Rhus aromatica 'grow low' / Grow Low Fragrant Sumac
- Rhus copallinum var. latifolia 'Morton' / Prairie Flame Shining Sumac
- Viburnum dentatum 'Christom' / Blue Muffin Viburnum
- Viburnum trilobum 'J N Select' / Redwing American Cranberrybush Viburnum
- Viburnum lantana 'Mohican' / Mohican Viburnum
- Viburnum nudum 'Winterthur' / Winterthur Smooth Withered



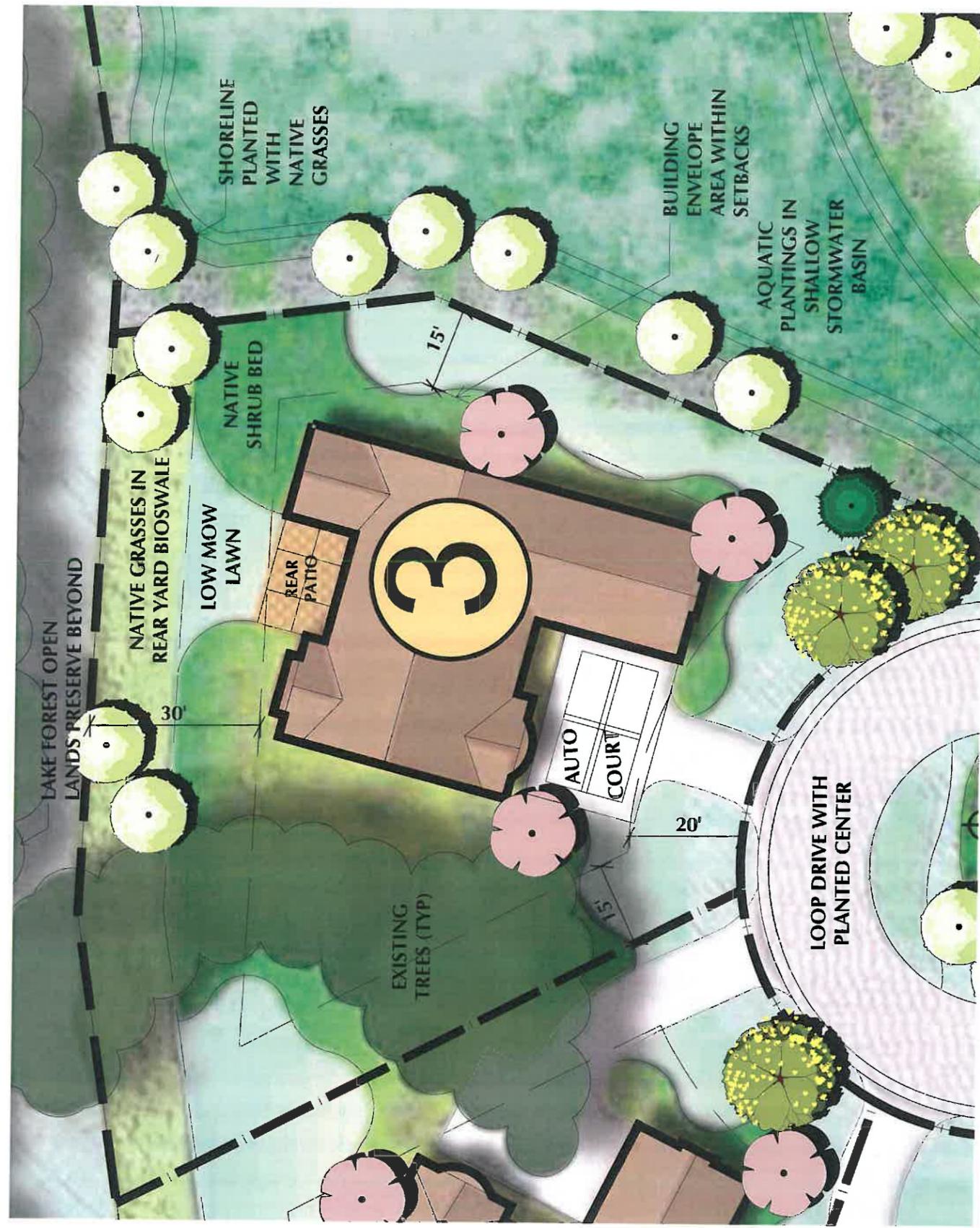
NATIVE GRASS AND PERENNIALS

Native Low Profile Prairie Grasses and Flowering Perennial Seed Mix



LAWN

Buffalo Grass or No Mow Fescue



Typical Lot Landscape Plan (Lot 3 Shown)
770 Westleigh Road Property

Lake Forest, IL

October 25, 2016



Lake Forest Open Lands Association
150 N. Waukegan Road
Lake Forest, Illinois 60045

JANKO GROUP

Janko Group
1161 Lake Cook Road, Suite A
Deerfield, Illinois 60015



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engineers architects
3375 North Western Avenue
Lake Forest, Illinois 60005
708.233.4400
www.bleck.com

Shade Trees: 3" Cal., B&B



Common Hackberry



Swamp White Oak



Chinkapin Oak

Evergreen Trees: 8-10' Height, B&B



Eastern Red Cedar



Norway Spruce

Ornamental Trees: 8-10' Height, B&B/Multi-stem



American Witch-Hazel



Eastern Redbud



Hawthorn

Native Seed Mix



Landscape Images
770 Westleigh Road Property

Lake Forest, IL

October 28, 2016



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350 N. Waukegan Road
Lake Forest, Illinois 60045

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Deerfield, Illinois 60015



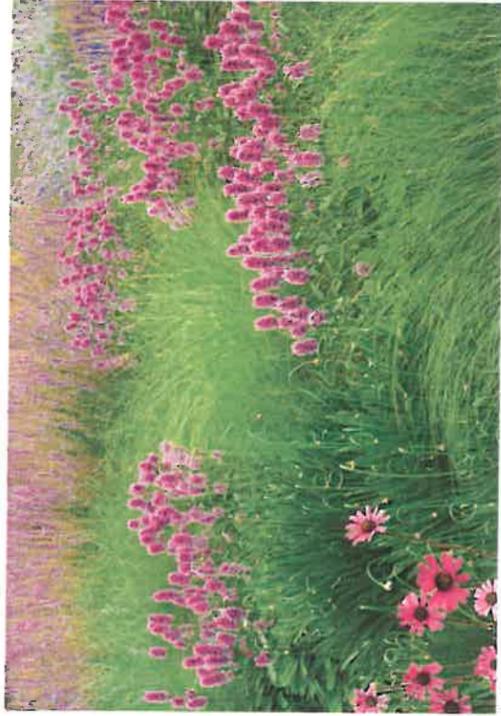
BLECK
engineers, architects
Mark Bleck Associates, Inc.
3375 North Western Avenue
Lake Forest, Illinois 60045
T 847.285.2320 F 847.295.7081
www.bleckgroup.com



No Mow Fescue Lawn



Buffalo Grass



Native Border Plantings



Rustic Retaining Wall



Bridge Overpasses



Aquatic Stormwater Basin



Landscape Images
770 Westleigh Road Property

Lake Forest, IL

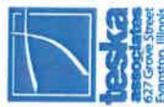
October 28, 2016



Lake Forest Open Lands Association
350 N. Waukegan Road
Lake Forest, Illinois 60045

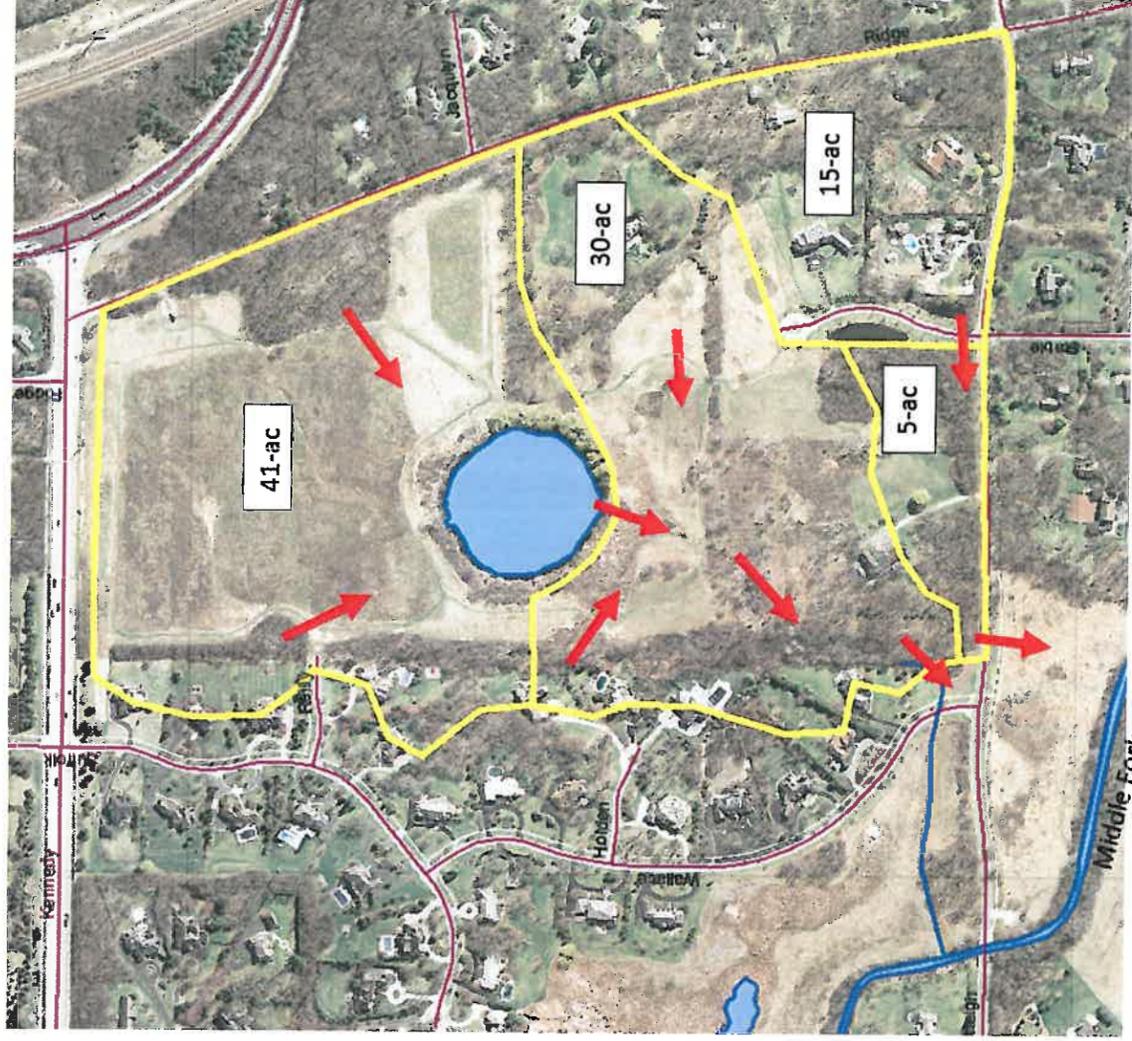


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Deerfield, Illinois 60015

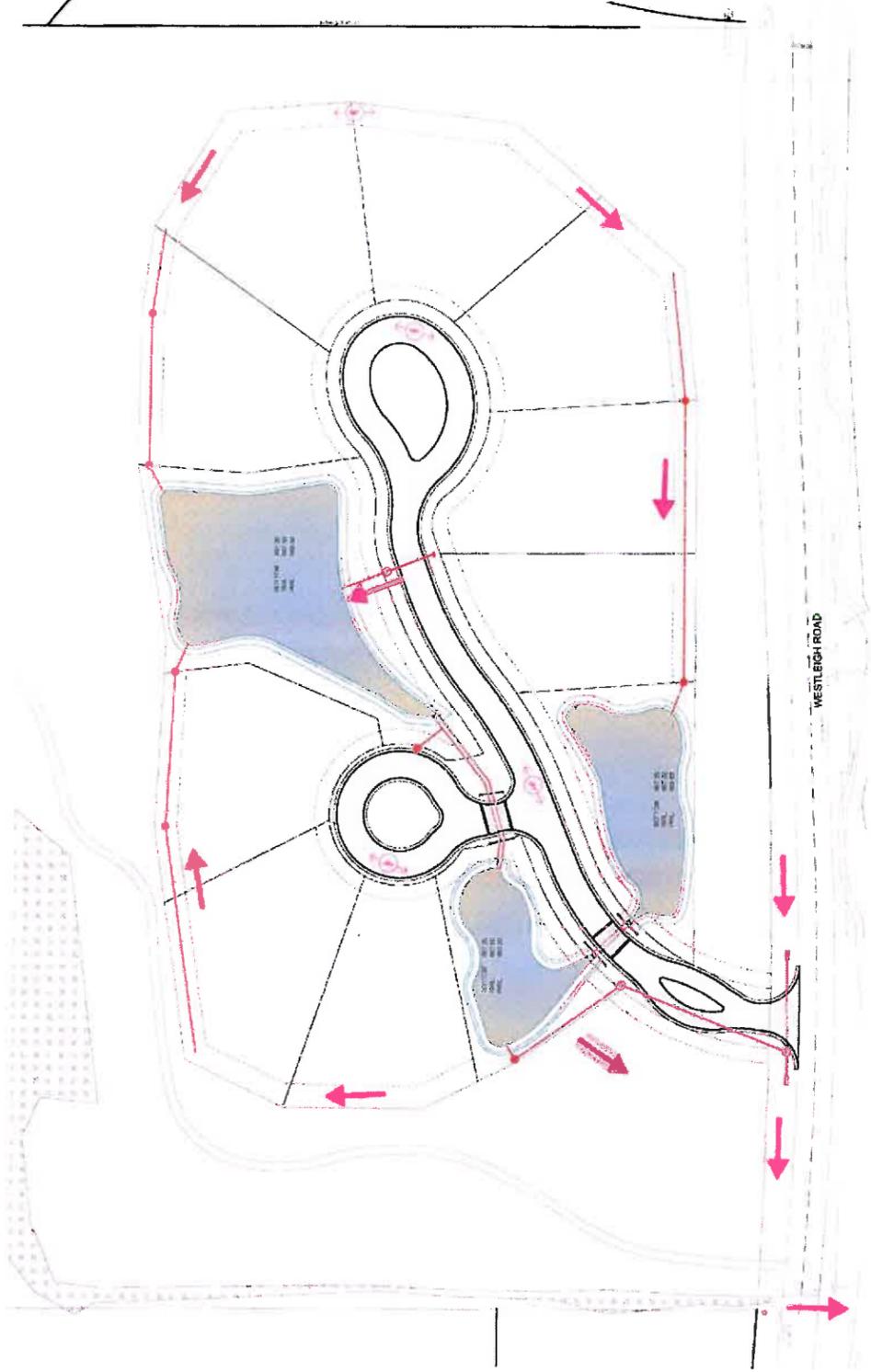


teska
627 Grove Street
Evanston, Illinois

BLECK
engineers architects
Mark Bleck Associates, Inc.
3325 North Western Avenue
Lake Forest, Illinois 60045
708.235.5200 / 708.235.7081
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Existing Drainage Patterns



Stormwater Management and Design

Drainage and Stormwater
 770 Westleigh Road Property
 Lake Forest, IL

October 28, 2016



Lake Forest Open Lands Association
 350 N. Waukegan Road
 Lake Forest, Illinois 60045



Janko Group
 1161 Lake Cook Road, Suite A
 Deerfield, Illinois 60015

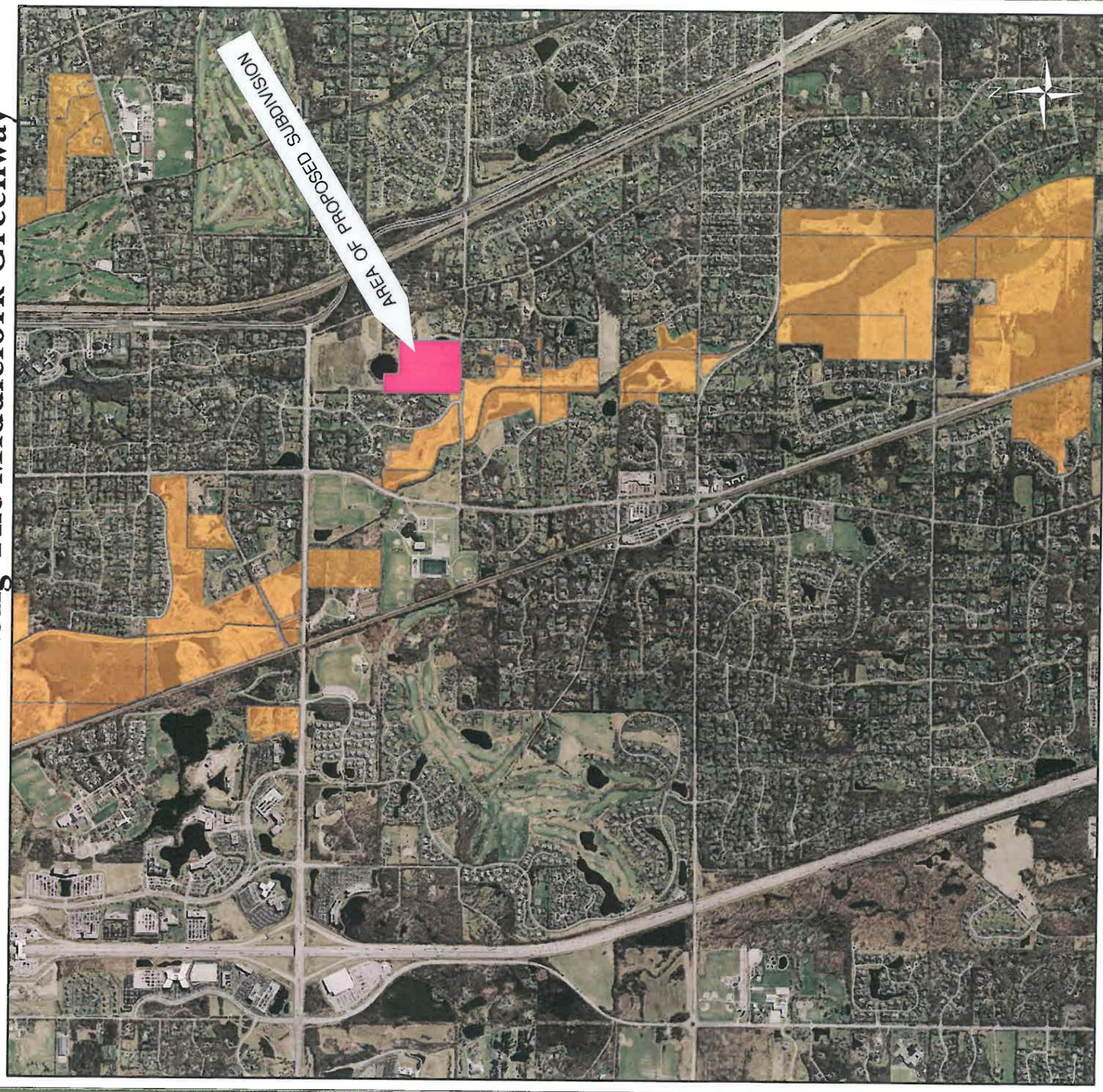


teska inc.
 277 Grove Street
 Evanston, Illinois



Bleck Consultants, Inc.
 1375 North Williams Ave.
 Lake Forest, Illinois 60045
 1-847-292-3200 • 847-295-7761
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Protected Lands Along The Middlefork Greenway

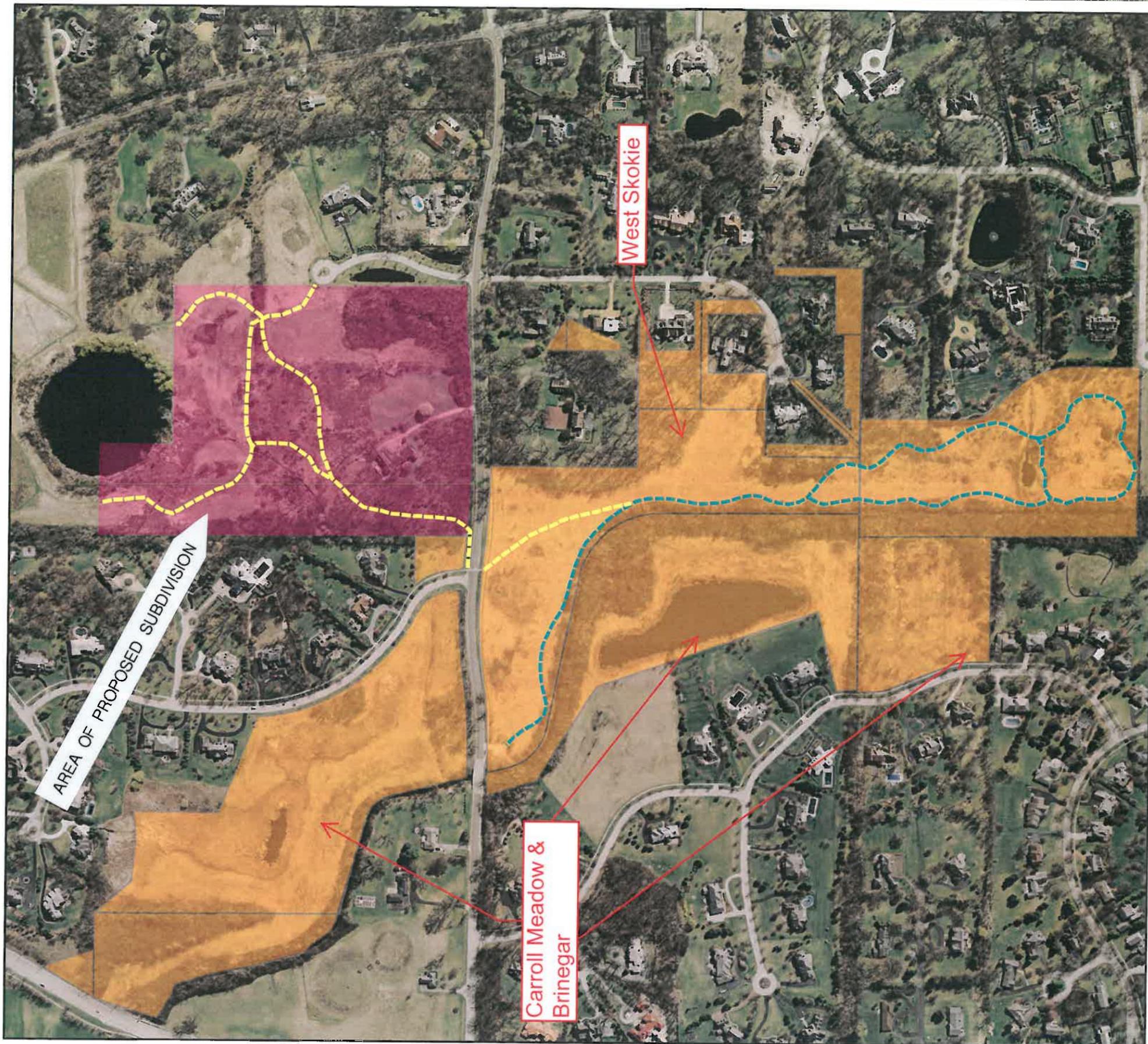


-  770 Westleigh Road
-  Middlefork Greenway Protected Parcels

LAKE FOREST	DICK FAMILY
OPEN	MAPPING
LANDS	RESOURCE
	CENTER

This map application was prepared with geographic information system (GIS) data created by Lake Forest Open Lands Association and Lake County Mapping/GIS Division. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this map is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters.

Central Lake Forest Preserve Vision



770 Westleigh
Middlefork Greenway Protected Parcels
LFOLA Trail
Potential Future Trails

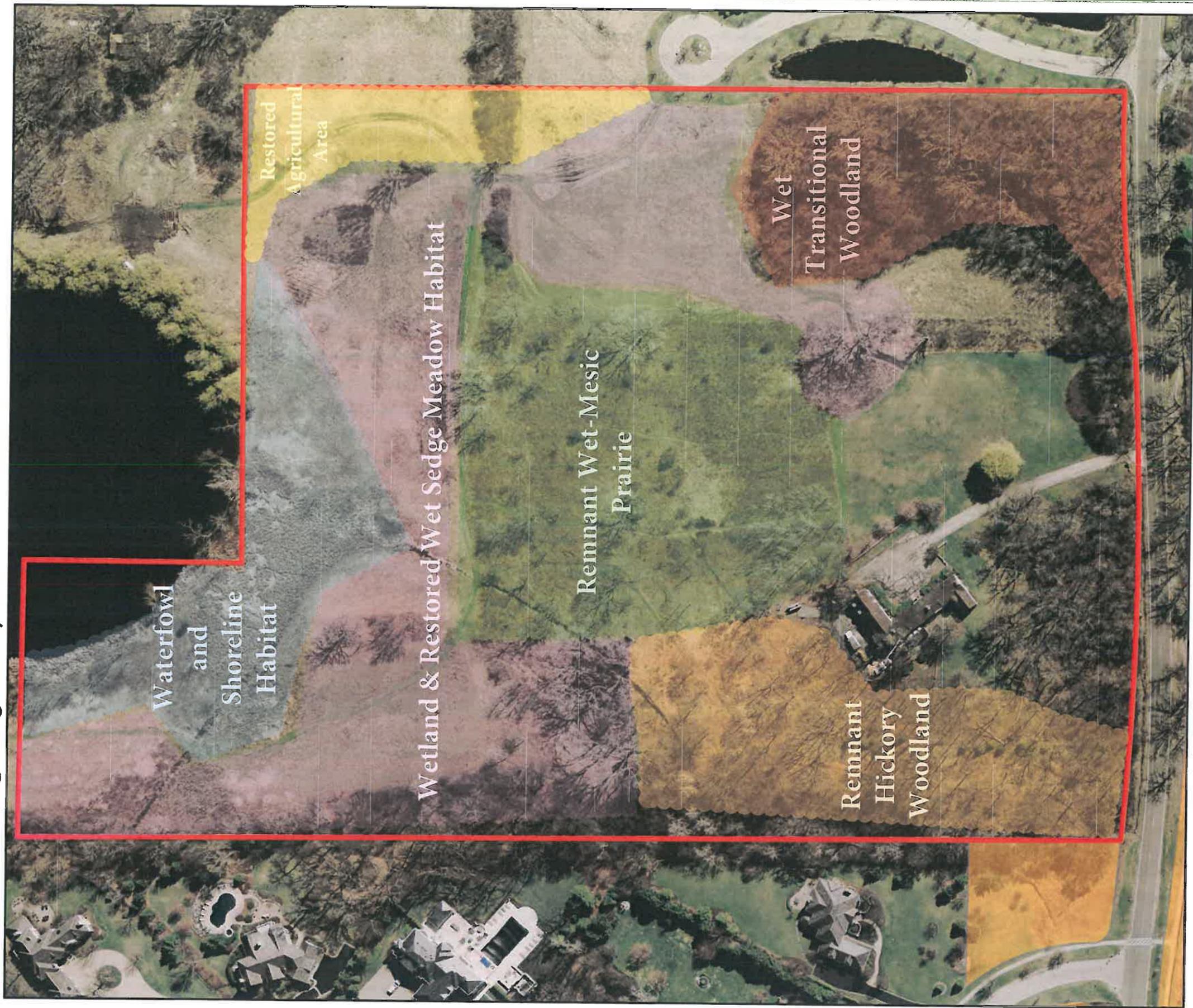
0 250 500 1,000 Feet

N

LAKE FOREST
**OPEN
LANDS**

DICK FAMILY
MAPPING
RESOURCE
CENTER

High Quality Habitats for Conservation



770 Westleigh



Middlefork Greenway Protected Parcels





AREA ②
 NORTH HALF
 WETLAND,
 REMNANT
 MESIC PRAIRIE

AREA ①
 RARE
 REMNANT
 MESIC
 PRAIRIE

AREA ③
 MATURE SHAGBARK
 HICKORY GROVE
 AND REILLY POND
 DRAINAGE CREEK

PARCEL (BY LAYER): 1
 962,726 SQ. FT.
 22.08 ACRES

EXISTING
 WETLANDS
 TO BE
 MITIGATED
 ON SITE

EXISTING HOUSE AND
 DRIVEWAY TO BE REMOVED

EXISTING WETLAND TO REMAIN

- EXISTING TREE
- ⊙ EXISTING TREE (18" OR LARGER)

Tree / Site Inventory
 770 Westleigh Road Property

Lake Forest, IL

October 28, 2016

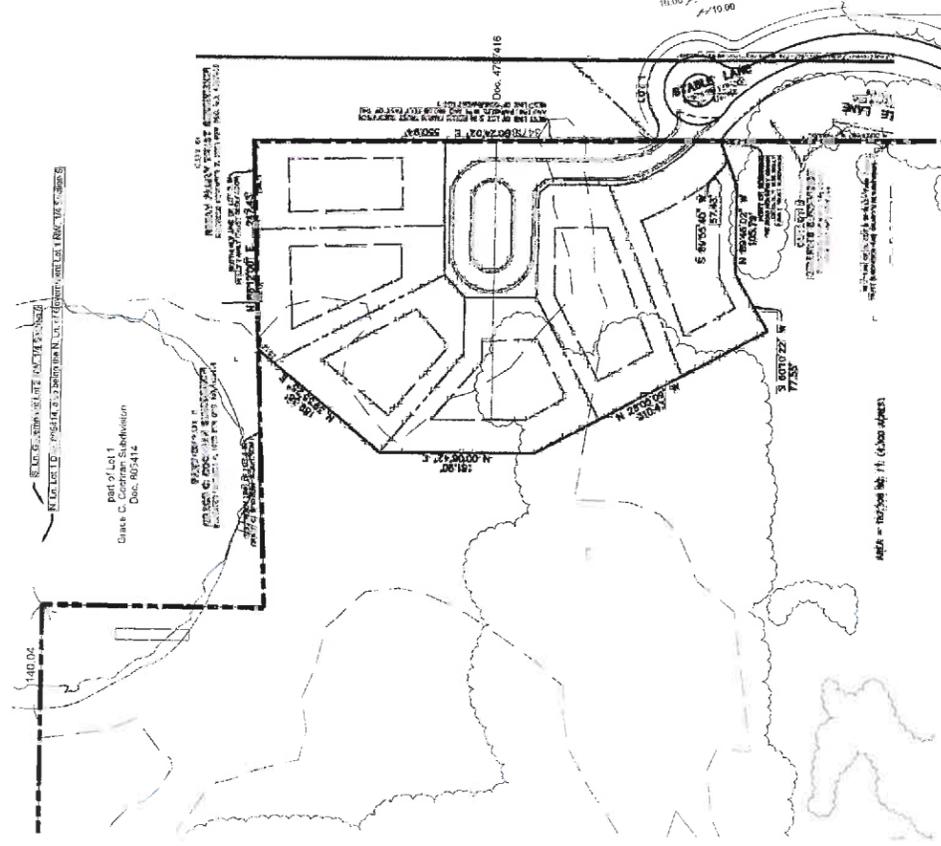


Lake Forest Open Lands Association
 350 N. Waukegan Road
 Lake Forest, Illinois 60045

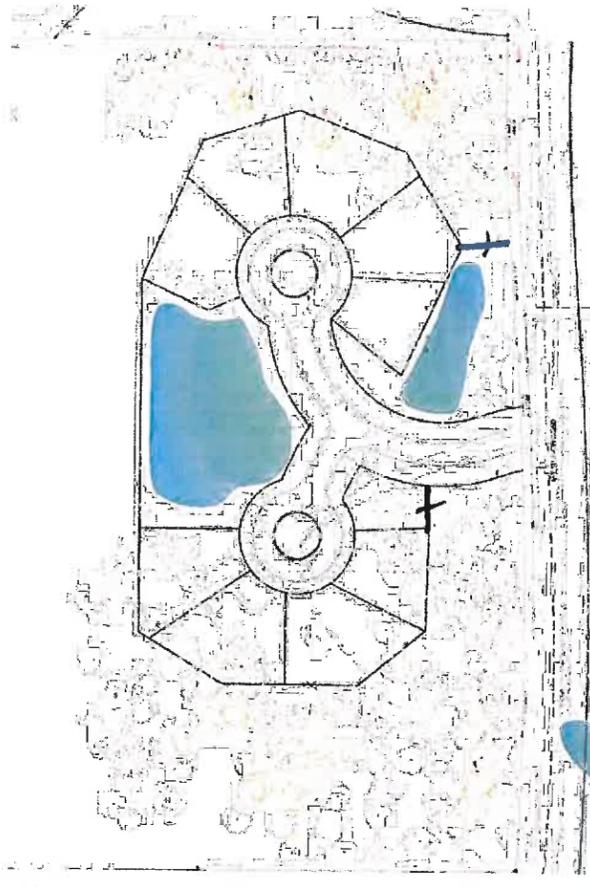


Janko Group
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 Deerfield, Illinois 60015

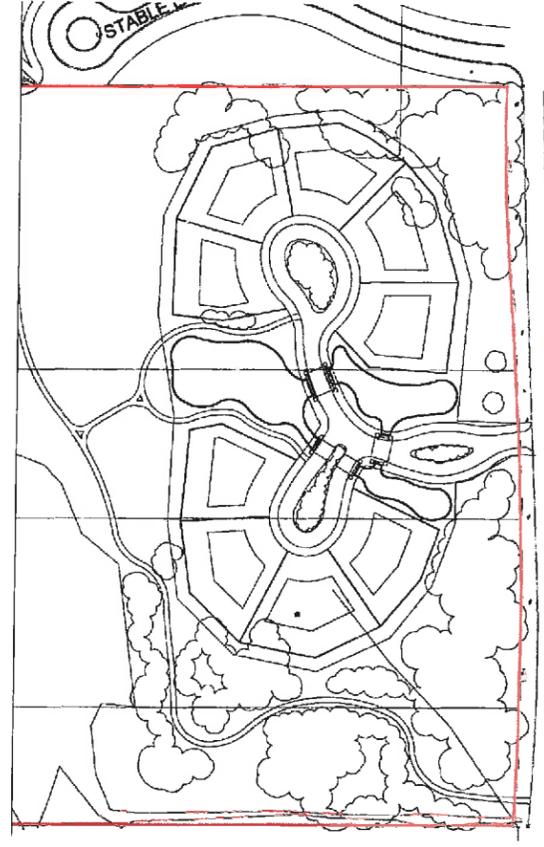




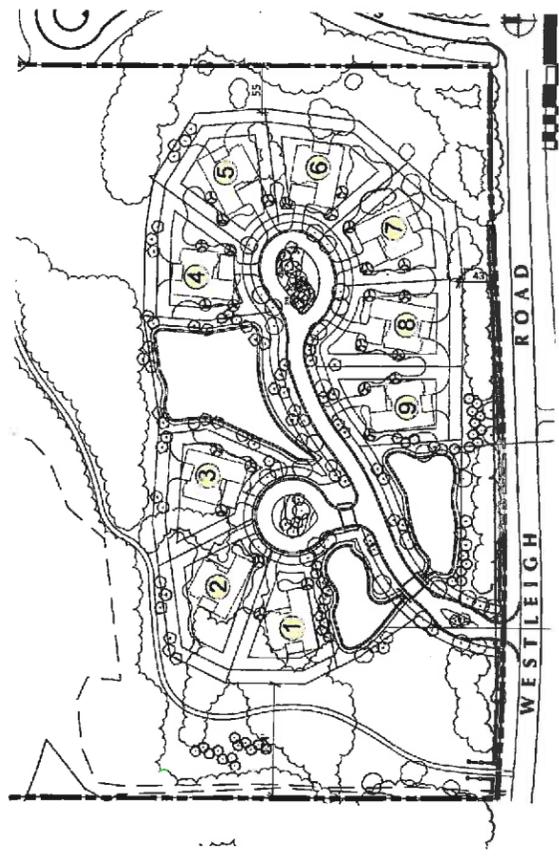
SITE PLAN 1



SITE PLAN 2



SITE PLAN 3



SITE PLAN 4

Progression Images
 770 Westleigh Road Property
 Lake Forest, IL

October 28, 2016



Lake Forest Open Lands Association
 150 N. Walden Road
 Lake Forest, Illinois 60045

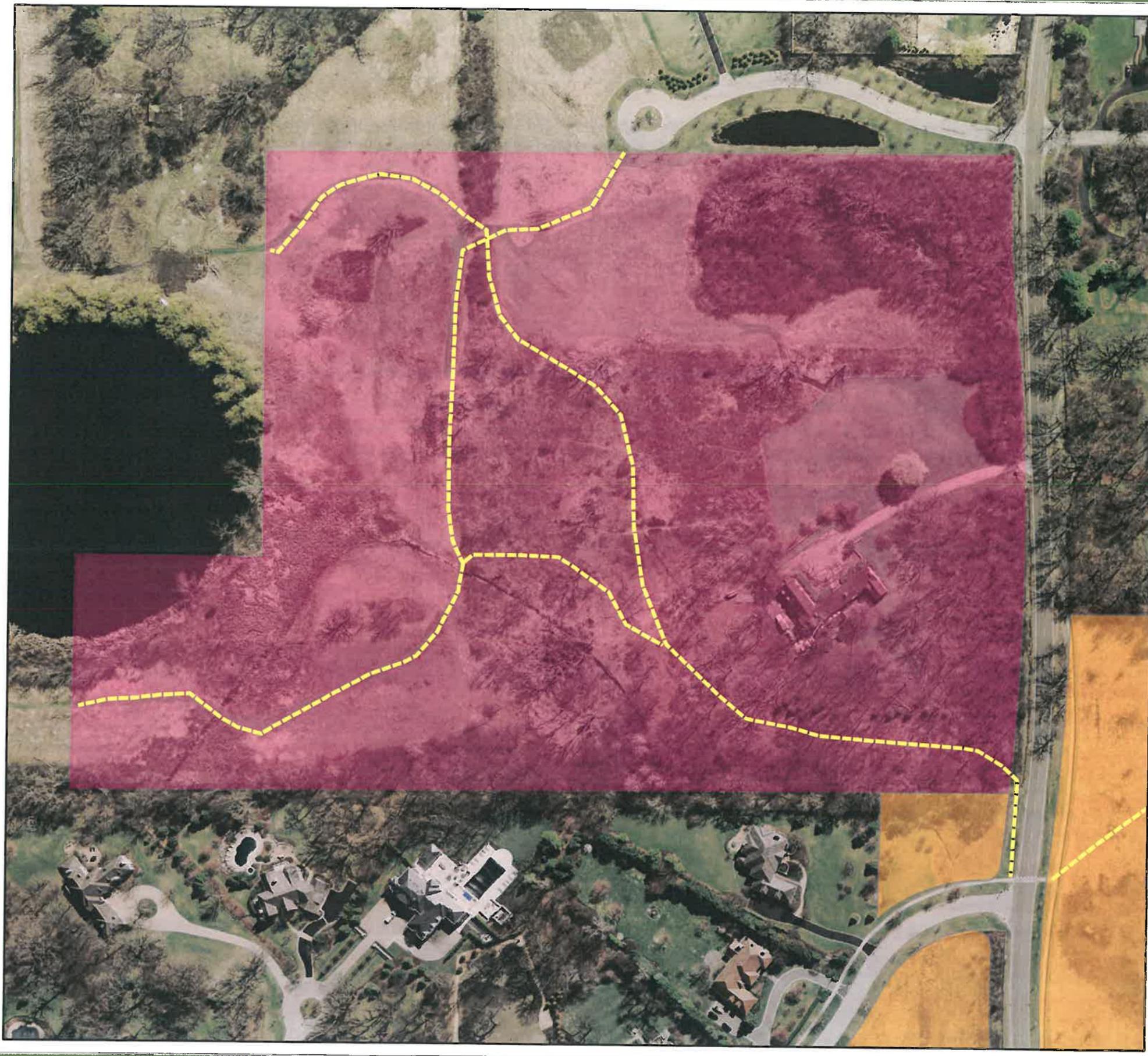
JANKO GROUP

Janko Group
 1161 Lake Cook Road, Suite A
 Deerfield, Illinois 60015



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 1175 North Western Ave.
 Lake Forest, Illinois 60045
 191.916.1320 F 847.316.3031
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770 Trails



-  770 Westleigh
-  Middlefork Greenway Protected Parcels
-  Potential Future Trails



LAKE FOREST
**OPEN
LANDS**

DICK FAMILY
MAPPING
RESOURCE
CENTER



Existing Driveway Location



New Driveway Location

Streetviews
770 Westleigh Road Property

Lake Forest, IL

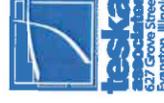
October 28, 2016



Lake Forest Open Lands Association
350 N Walkeran Road
Lake Forest, Illinois 60045



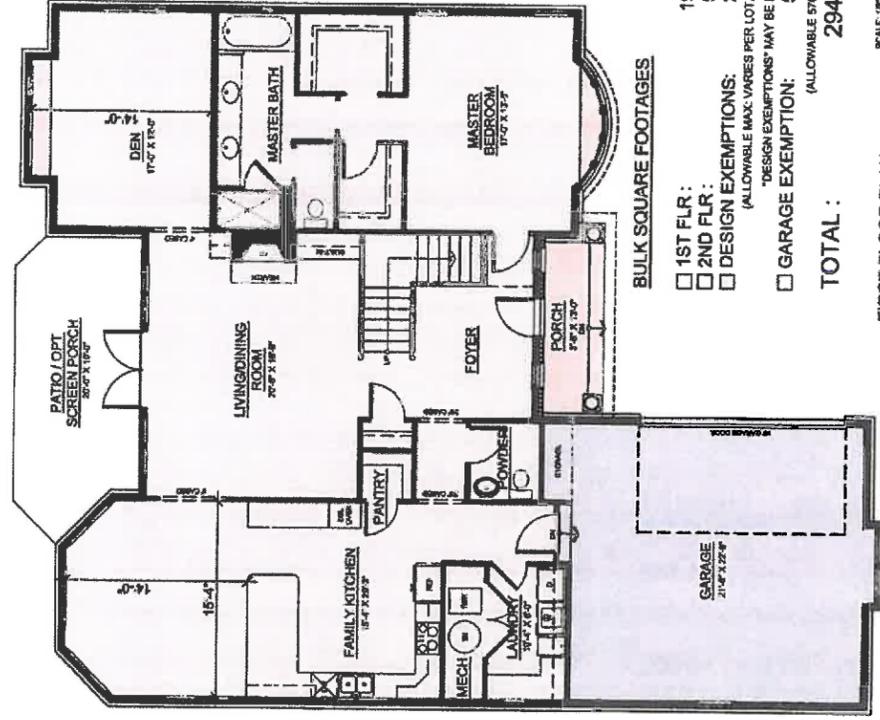
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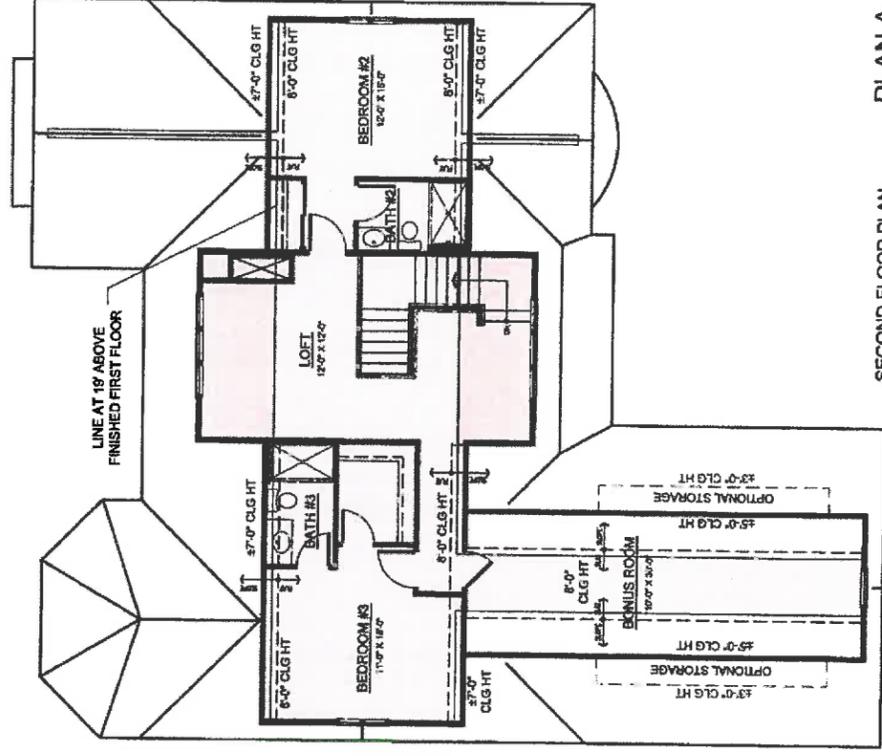
BULK SQUARE FOOTAGES

- 1ST FLR : 1994 SF
- 2ND FLR : 951 SF
- DESIGN EXEMPTIONS: 288 SF
(ALLOWABLE MAX. VARIES PER LOT, NOT ALL
"DESIGN EXEMPTIONS" MAY BE EXEMPT)
- GARAGE EXEMPTION: 554 SF
(ALLOWABLE 578 SF MAX)
- TOTAL : 2945 SF**

FIRST FLOOR PLAN



770 WESTLEIGH RD
LAKE FOREST, IL



SECOND FLOOR PLAN

PLAN A



DKW Architects
PROJECT NUMBER



770 WESTLEIGH RD
LAKE FOREST, ILLINOIS



DKW Architects
PROJECT NUMBER

Architecture Images
770 Westleigh Road Property

Lake Forest, IL

October 28, 2016



Lake Forest Open Lands Association
350 N. Waukegan Road
Lake Forest, Illinois 60045



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