



THE CITY OF LAKE FOREST
CITY HALL
220 EAST DEERPATH
LAKE FOREST, IL 60045

NEWS RELEASE

FOR IMMEDIATE RELEASE – APRIL 4, 2016

CONTACT: CATHERINE CZERNIAK 847.810.3504
CZERNIAK@CITYOFLAKEFOREST.COM

LAUREL AND WESTERN AVENUES REDEVELOPMENT PROJECT MOVES FORWARD

At its April 4 meeting, the Lake Forest City Council approved recommendations from the Plan Commission and Building Review Board in support of the Focus Development plan for the site at the northwest corner of Western and Laurel Avenues. The action supports:

- an amendment to the purchase/sale agreement
- a resolution approving the redevelopment agreement and immediate use of the site for a sales center
- the final plat of subdivision and final development planned development ordinance.

Mayor Donald P. Schoenheider thanked residents and boards and commissions who have been involved in visioning sessions and planning since 2007. He remarked that “The City is now ready to move forward with this exciting project. We are redeveloping a site that has long been an eyesore, replacing an industrial use with new homes for our community, quality architecture and shared open space. In addition to adding diverse housing to Lake Forest, this is also an opportunity to add a 10-acre site to the tax rolls, generating revenues first for the TIF district, and over the long term, to support City services and our schools long into the future.”

The Mayor then highlighted a timeline of the community discussions that have taken place over the last nine years:

- In 2007 and 2008, public visioning sessions were held to talk about how the site should be redeveloped.
- Development parameters were established as an outcome of the public discussion.
- The Property and Public Lands Committee of the City Council; led by Alderman Reisenberg, using the Development Parameters, solicited proposals from developers.

- Focus Development was selected as the developer. The concepts presented by this firm most closely aligned with the vision for the site, conveyed an understanding of the traditions and values of the community, and proposed a quality development.
- A Tax Increment Financing District was put in place to support environmental cleanup of the site, improvements to adjacent streetscapes and other appropriate aspects of the overall project.
- The site has been cleared of buildings and soil remediation has been completed.
- The City's Plan Commission and Building Review Board, over the course of about 12 months, reviewed materials presented by Focus Development, listened to and read public testimony, deliberated and requested enhancements to the plan.

Jack Reisenberg, Third Ward Alderman and Chairman of the Property and Public Lands Committee, remarked "Throughout the process, the City Council has remained committed to two priorities: to achieve a high-quality project that will benefit the community long into the future and to assure the success of the TIF District."

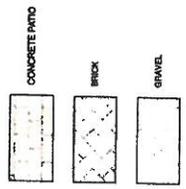
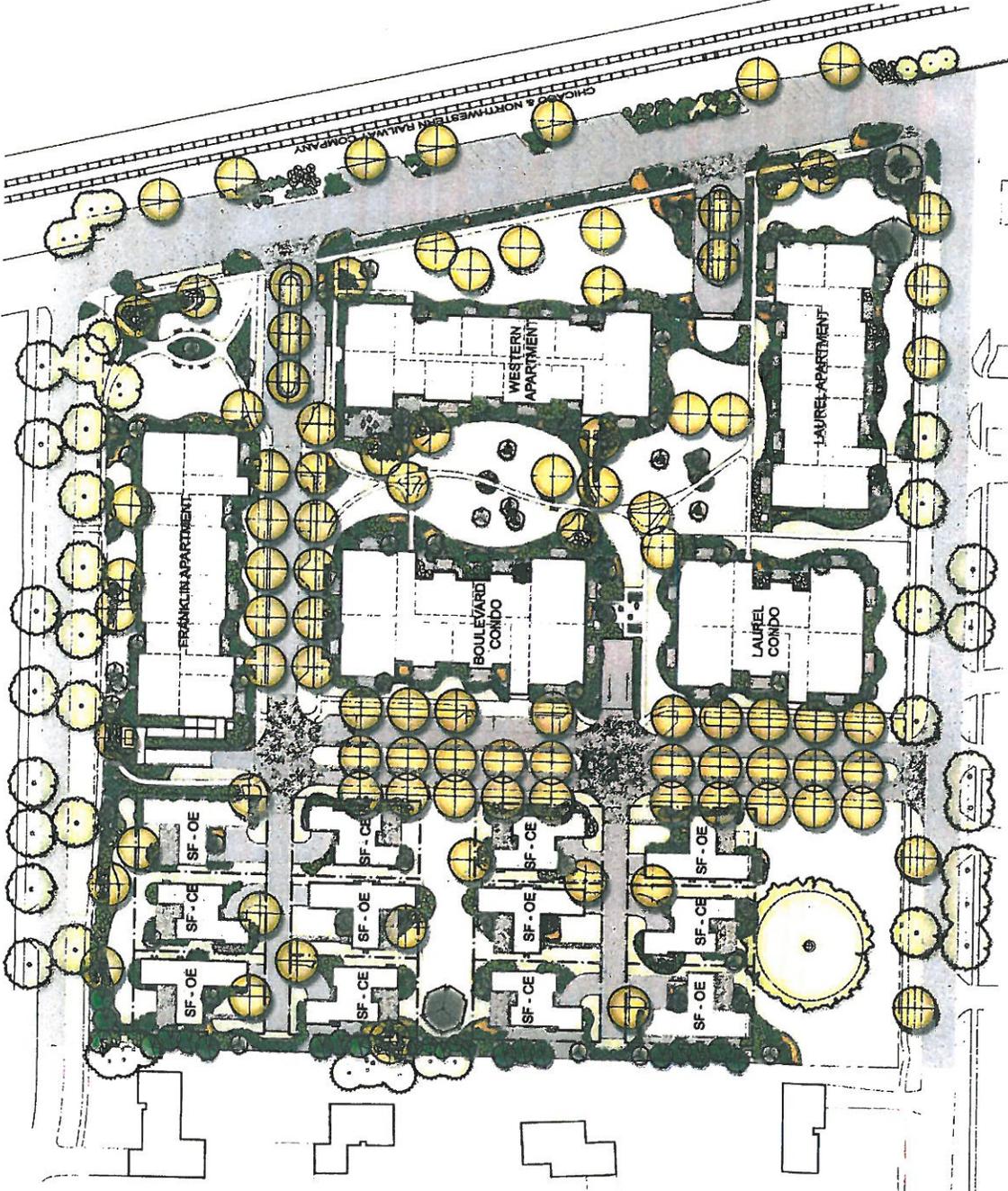
Catherine Czerniak, Director of Community Development, gave an overview of the demolition and environmental cleanup activity that has occurred on the site. Throughout the public hearing process, in response to public comment and direction from Boards and Commissions, the plans were refined. The final plat of subdivision reflects 16 building lots and 5 outlots. The plan includes 165 total units (which reflects a reduction of 7 units from the original plan), 12 single family homes, 42 condominium units and 111 apartments. The three apartment buildings will be 3 stories, as the 4-story building was eliminated. The largest apartment building, with a length of over 300 feet, was eliminated and reconfigured into two smaller buildings. On-site management for the apartments is part of the plan.

The pool, bocce court and club house building for the apartments were eliminated. Over 50% of the site is open space, and the public will have access to pedestrian walkways, the private lane, open spaces located along Western and Laurel Avenues, and the portion of Franklin Park that has been preserved. An east-west street was incorporated into the plan and a street connection through to Franklin Place was eliminated. The north-south street is configured as a boulevard with a landscaped center median.

Elizabeth Holleb, Finance Director, reviewed the negotiated terms for the sale and redevelopment of the property and status of the TIF District. The terms of the purchase/sale agreement provide for:

- Land sale proceeds of \$12,000,000
- \$2,368,712 in fees paid to the City
- Developer cost offset of \$1,700,000
- Off-site improvements (in the public right-of-way) valued at \$1,150,000
- 12 affordable/moderately-priced rental units on the site
- Payment in lieu of affordable units of \$650,000

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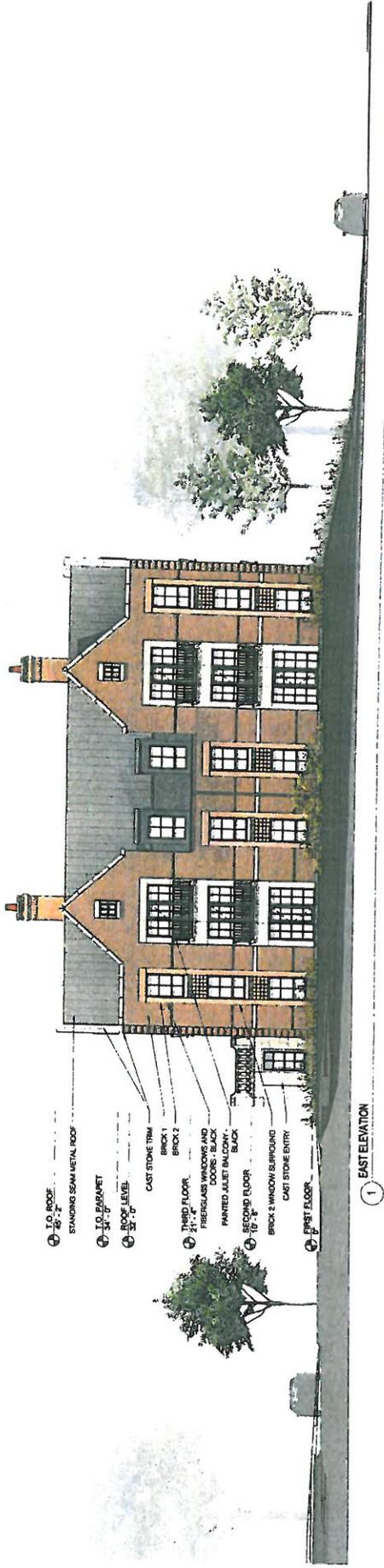


BOOTH HANSEN

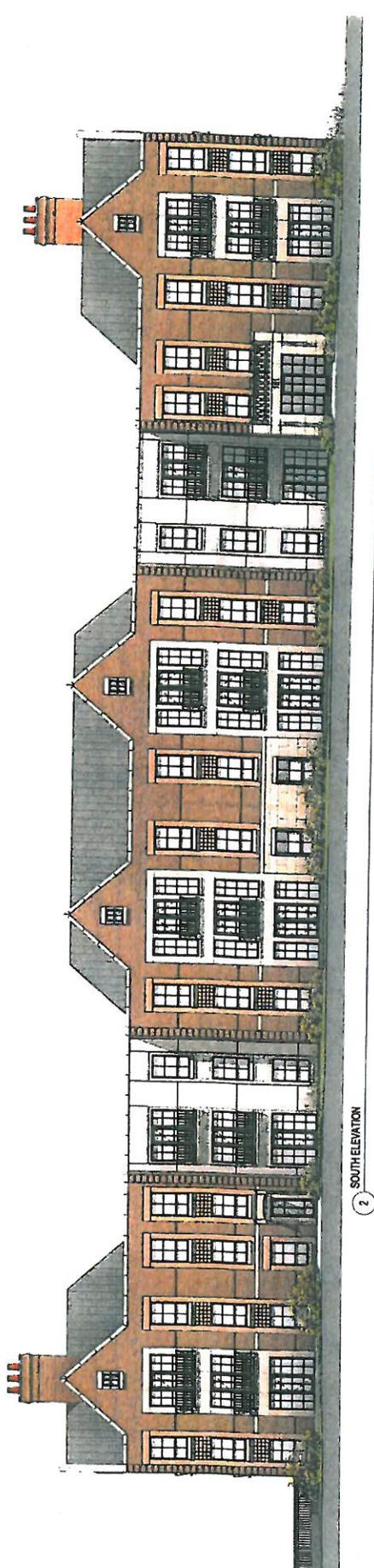
FOCUS
DEVELOPMENT
a r c s c a p s

LAUREL AND WESTERN
MASTER PLAN

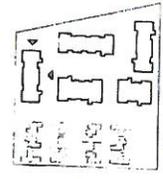




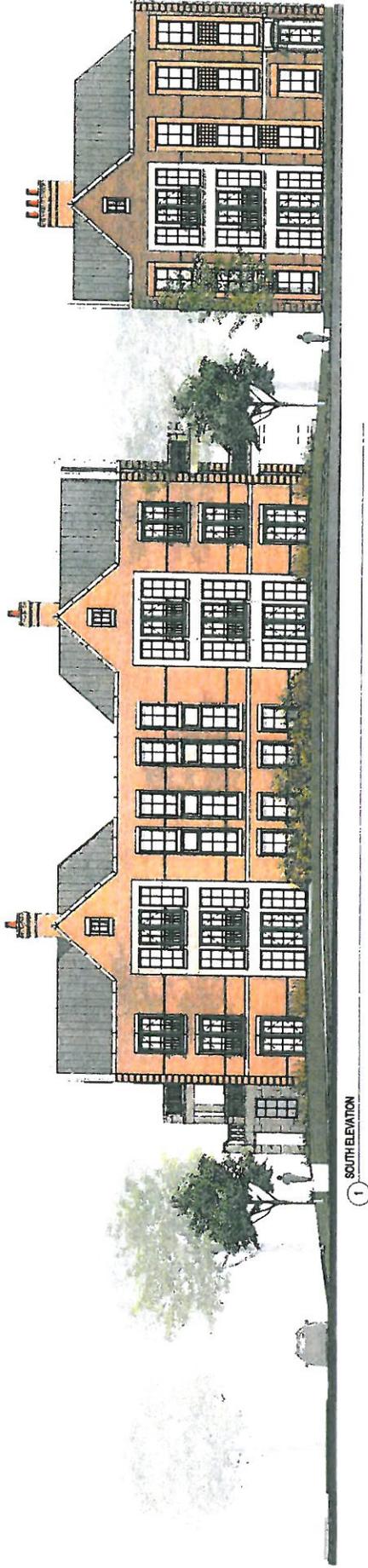
1 EAST ELEVATION



2 SOUTH ELEVATION



ELEVATIONS - CONDO BUILDINGS

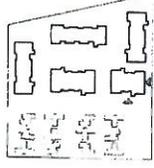


1 SOUTH ELEVATION



2 WEST ELEVATION

- STANDING SEAM METAL ROOF
- T.O. ROOF
- CAST STONE COPING
- ALUMINUM CLAD WOOD FINISHED WINDERS
- T.O. PARAPET
- ROOF LEVEL
- CAST STONE BALCONY
- PAINTED ALUMINUM BALCONY GRILL
- THIRD FLOOR
- CAST STONE SURROUND
- SECOND FLOOR
- CAST STONE ENTRY
- BRICK 1
- FIRST FLOOR



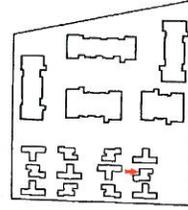
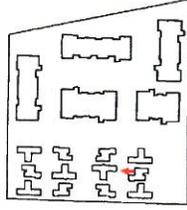
FOCUS DEVELOPMENT

LAUREL AND WESTERN
LAUREL CONDO - ELEVATIONS



1401
OCTOBER 15, 2015

SINGLE FAMILY HOMES - STREETSCAPE CONCEPTS



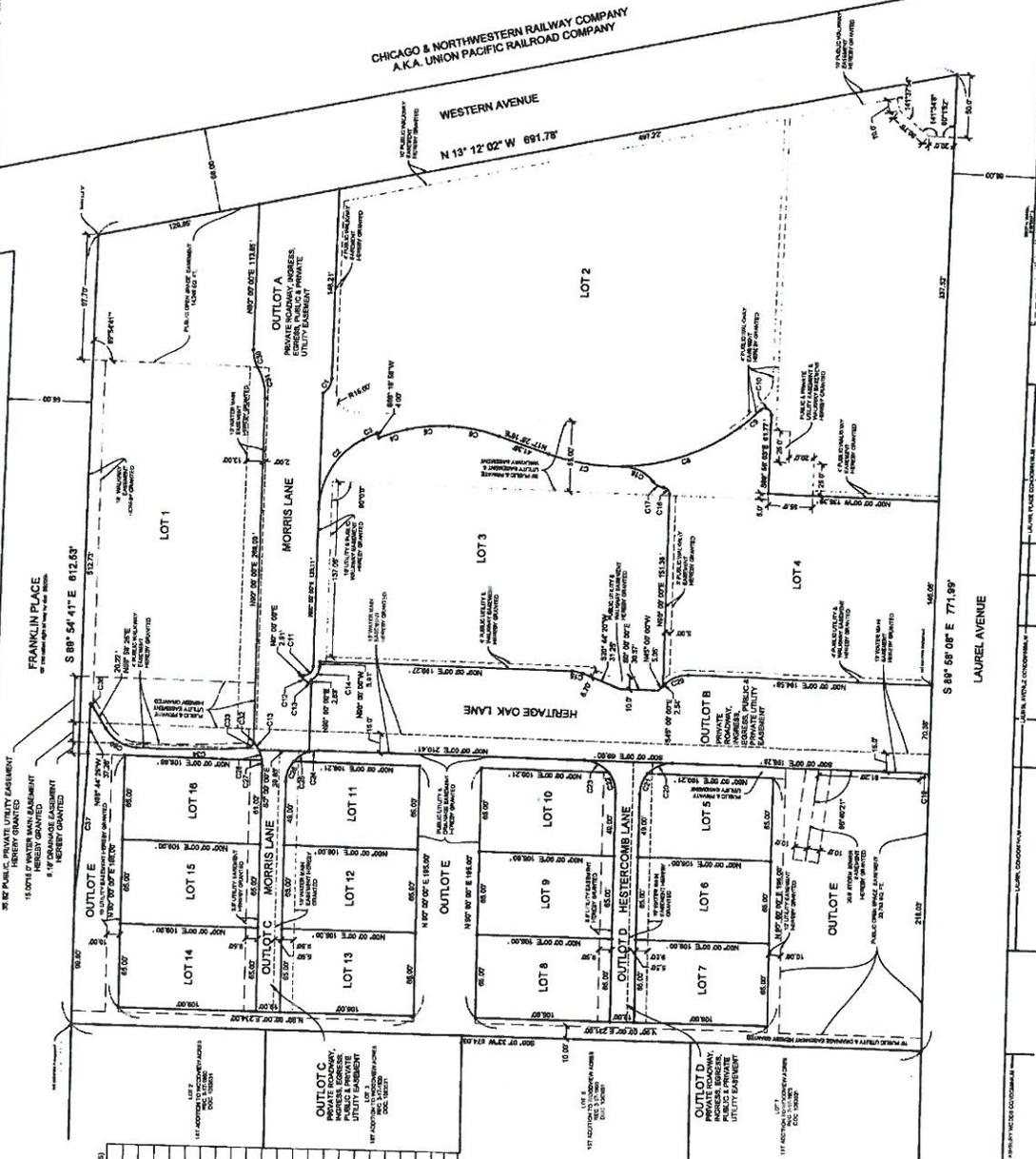
KELMSCOTT PARK

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 28, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS



Chain #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	13.897	13.895	048.800	13.27	S89° 54' 41" E 612.63
C2	16.036	64.000	011.481	65.37	S89° 46' 11" W
C3	11.877	136.341	004.888	11.81	S89° 39' 27" E
C4	23.251	136.341	008.892	23.25	S11° 40' 09" E
C5	31.006	136.341	014.219	31.42	S89° 42' 47" E
C6	46.343	136.341	017.674	46.79	S91° 06' 59" W
C7	58.271	164.396	020.000	58.30	S89° 46' 09" W
C8	68.025	164.396	021.893	68.11	S89° 41' 09" E
C9	75.000	164.396	022.500	75.00	S89° 41' 09" E
C10	111.833	5.000	135.829	2.26	S89° 46' 09" W
C11	111.833	7.500	168.000	13.91	S89° 46' 09" W
C12	8.900	26.000	029.000	8.89	S89° 46' 09" W
C13	2.362	5.000	028.143	2.28	S89° 46' 09" W
C14	7.445	26.000	071.148	7.49	S89° 46' 09" W
C15	13.892	12.800	068.818	13.42	S89° 46' 09" W
C16	6.948	26.000	068.789	6.90	S89° 46' 09" W
C17	7.970	5.000	067.899	8.54	S89° 46' 09" W
C18	9.779	11.800	048.652	8.44	S89° 46' 09" W
C19	28.421	30.000	083.703	27.73	S89° 46' 09" W
C20	8.889	26.000	015.243	8.84	S89° 46' 09" W
C21	21.867	26.000	065.262	21.21	S89° 46' 09" W
C22	17.862	26.000	038.714	17.22	S89° 46' 09" W
C23	21.867	26.000	065.262	21.21	S89° 46' 09" W
C24	7.272	26.000	018.896	7.25	S89° 46' 09" W
C25	14.545	26.000	033.241	14.43	S89° 46' 09" W
C26	17.862	26.000	068.718	17.22	S89° 46' 09" W
C27	8.889	26.000	015.243	8.84	S89° 46' 09" W
C28	8.439	26.000	019.505	8.40	S89° 46' 09" W
C29	19.651	26.000	046.000	19.13	S89° 46' 09" W
C30	14.285	26.000	035.871	14.07	S89° 46' 09" W
C31	25.371	44.000	038.871	24.54	S89° 46' 09" W
C32	8.475	5.000	008.872	8.48	S89° 46' 09" W
C33	6.000	5.000	079.984	6.37	S89° 46' 09" W
C34	86.286	78.891	807.524	86.21	S89° 46' 09" W
C35	2.710	5.000	031.584	2.83	S89° 46' 09" W
C36	19.498	128.391	008.577	19.48	S89° 46' 09" W
C37	26.850	33.800	062.264	27.84	S89° 46' 09" W

NOTES:
 1. THE SUBDIVISION IS SUBJECT TO THE EXISTING RECORDS OF THE CHICAGO & NORTHWESTERN RAILWAY COMPANY AND THE UNION PACIFIC RAILROAD COMPANY.
 2. THE SUBDIVISION IS SUBJECT TO THE EXISTING RECORDS OF THE CHICAGO & NORTHWESTERN RAILWAY COMPANY AND THE UNION PACIFIC RAILROAD COMPANY.
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LOT NUMBER	AREA (SQ. FT.)	AREA (ACRES)
LOT 5	3584	0.08
LOT 6	3249	0.07
LOT 7	4237	0.10
LOT 8	3584	0.08
LOT 9	4681	0.11
LOT 10	6980	0.16
LOT 11	6980	0.16
LOT 12	6980	0.16
LOT 13	6980	0.16
LOT 14	6980	0.16
LOT 15	7985	0.18
LOT 16	7985	0.18
OUTLOT A	2287	0.05
OUTLOT B	3387	0.08
OUTLOT C	3981	0.09
OUTLOT D	4184	0.10
OUTLOT E	3381	0.08
TOTAL	64822.00	1.47



PROJECT NO. 10-888
 FEBRUARY 15, 2018

BLECK
 engineers | surveyors

1375 South Western Avenue
 Chicago, IL 60606
 T 773.354.1100
 F 773.354.1101
 www.bleck.com

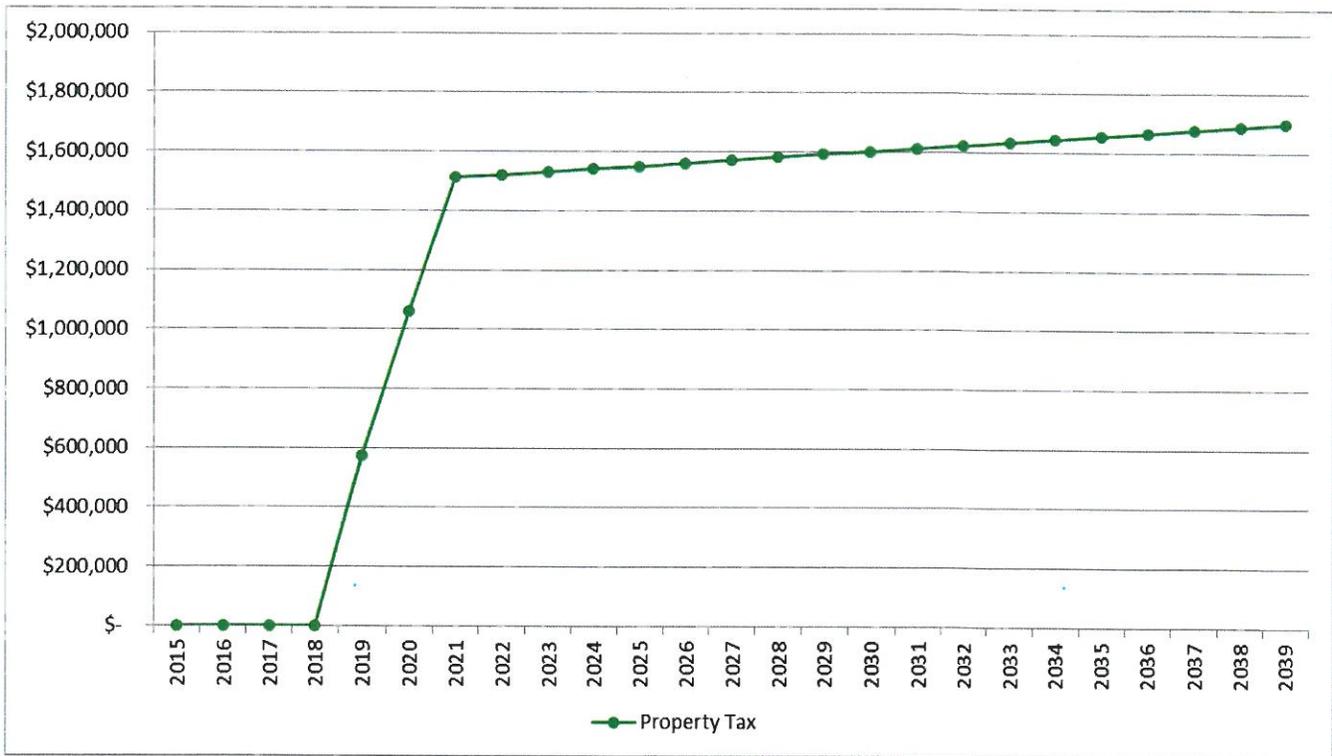
1. BASIS OF MEASUREMENTS: SOUTH BOUNDARY LINE AS SHOWN IN RECORD MAP NO. 10-888.
 2. MEASUREMENTS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 3. BOUNDARY MARKS SET AT ALL CORNERS, UNLESS NOTED OTHERWISE.



Timeline

- Closing -- June/July 2016
- Earth Work -- July – October 2016
- Buildings -- Fall 2016
- Phase I -- Target completion March 2018
- Phase II – Target completion July 2019

Projected Annual TIF Revenue and Expense



Annual TIF increment projected by year