



November 8, 2022

Mayor George Pandeleon and City Council
Historic Preservation Commission and Plan Commission Members
Jason Wicha, City Manager, Cathy Czerniak, Director of Community Development,
and Lake Forest Residents
City Hall
220 East Deerpath Road
Lake Forest, IL 60045

While the Lake Forest Library Board understands the settlement agreement as discussed and approved by City Council on October 17, 2022 between the City and the developer of the 705 Building, we would like to encourage further review of the Council discussion including public comment.

We support the upcoming work of the Historic Preservation Commission and the Plan Commission to carefully consider the Phase 3 site plan as presented within the settlement agreement. In particular, we encourage the Plan Commission to carefully analyze and review the 705 Building massing, scale, and setbacks in relationship to surrounding buildings, particularly the Church of the Covenant and the Lake Forest Library. We concur with the Mayor and City Council that the Plan Commission and Historic Preservation Commission have an opportunity to influence the open space near and pedestrian access to the Library as part of the thoughtful consideration of the 705 Building.

The Library Board is disappointed by the loss of parking spaces as part of the October 17, 2022 settlement agreement reached by the City. We encourage the City Council, City Staff, Historic Preservation Commission, and Plan Commission to be aware of the impact this space has not only on parking, but also on potential future Library plans to expand its services as desired by the Lake Forest community, including but not limited to user space, building use, and landscaping.

We notice the location of Outlot B and have heard the intended purpose is green space/setback space. Given the proximity of Outlot B and the proximity of the Library northern lot line to residential development, we would welcome any opportunity to discuss acquisition of part of this area. If there is time to work collaboratively with our neighbors, our Library Board would like to have a discussion.

A handwritten signature in black ink, appearing to read "John F. Johnson".

John F Johnson, President
On behalf of the Lake Forest Library Board of Trustees

From: Rommy Lopat <weedpatch@gmail.com>
Subject: LIBRARY PARKING HAS BEEN THE PRIORITY SINCE 2016
Date: November 7, 2022 at 8:50:29 PM CST
To: John Johnson <jjohnson@lakeforestlibrary.org>
Cc: Catherine Lemmer <CLemmer@lakeforestlibrary.org>
Reply-To: "weedpatch@gmail.com" <weedpatch@gmail.com>

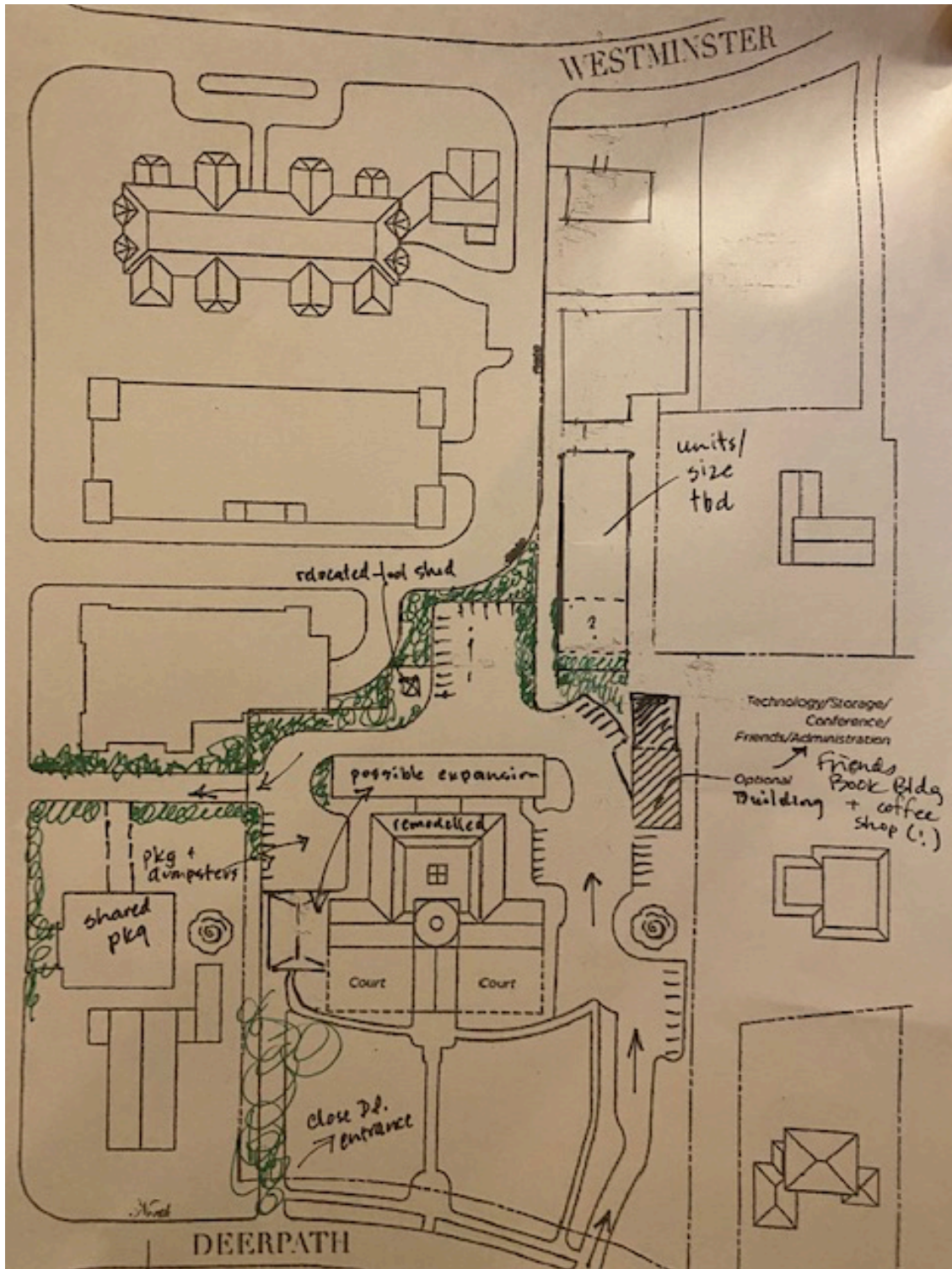
Here are [the minutes of the August 2016 Plan Commission](#) meeting when Catherine Lemmer and Board member Carrie Travers described the Library's issues with parking and access plus the problem of having a 3-story condominium looking down on the "unkempt" back of the Library. As you will read, the Plan Commission was completely sympathetic, and by December 2016 the confidential-until-now Purchase & Sale contract to sell two City-owned lots to Mssrs. Altounian and Witmer included land for Library parking. No one has ever contemplated otherwise, until now when the City Council tentatively agreed to drop Library parking in favor of 2,200 sq ft bit of common open space for a 21,496 sq ft condo with rooftop decks, 27' from the Library's property line.

I urge the Library Board to strongly fight for its long-promised parking. In my opinion, it is more important to the residents of the City of Lake Forest than a small amount of relatively inaccessible and non-aesthetic open space. I suspect that the residents of Condo 2 may prefer looking at grass rather than Library parking, but the Library has relied on this commitment for six years. There is no alternative space on Library property.

Indeed, why not be bold and urge the Plan Commission to turn the developer's open space into even more parking than originally promised: the condo's can use it too (see sketch below). It's the eleventh hour, yes, but for six long years all parties have needed to work together on a win-win solution. You could make the difference between a good solution and a poor one.

In addition, a public pathway connecting Westminster Road to the Library has been a long-awaited amenity, along with replacement of the fencing and landscaping shared by the two properties. Your effort is needed to secure these vital amenities as well.

Thank you--be strong and speak up in your own defense, Library Board, our future rests in your hands. I hope your meeting tomorrow night is productive and responsible. Sincerely, Rommy Lopat, 410 E Woodland, Lake Forest



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