

**THE CITY OF LAKE FOREST
CITY COUNCIL AGENDA**
Monday, February 3, 2025
220 E. Deerpath
Lake Forest, IL 60045

CALL TO ORDER AND ROLL CALL

6:30pm

Honorable Mayor, Stanford R. Tack

Nancy Novit, Alderman First Ward	Ara Goshgarian, Alderman Third Ward
Peter Clemens, Alderman First Ward	Alice LeVert, Alderman Third Ward
Edward U. Notz, Jr., Alderman Second Ward	Eileen Looby Weber, Alderman Fourth Ward
John Powers, Alderman Second Ward	Richard Walther, Alderman Fourth Ward

PLEDGE OF ALLEGIANCE

REPORTS OF CITY OFFICERS

1. COMMENTS BY MAYOR

A. Approval of a Resolution of Appreciation for Retired Fire Chief, Pete Siebert

A copy of the resolution is attached on **page 11**.

COUNCIL ACTION: Approval of the Resolution

B. 2025-2026 Board and Commission Appointments and Reappointments

SENIOR RESOURCE COMMISSION

NAME OF MEMBER	APPOINT/REAPPOINT	WARD
John Cullen	APPOINT	3
Susan Kocanda	APPOINT	LB

ZONING BOARD OF APPEALS

NAME OF MEMBER	APPOINT/REAPPOINT	WARD
Jeff Giannelli	APPOINT	3

A copy of the volunteer profile sheet is available at City Hall upon request.

COUNCIL ACTION: Approve the Mayors Appointments

2. COMMENTS BY CITY MANAGER

- A. Deerpath Streetscape Project- Monthly Update**
 - Byron Kutz, Engineering Superintendent

3. OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

4. COMMITTEE REPORTS

5. ITEMS FOR OMNIBUS VOTE CONSIDERATION

1. Approval of the January 21, 2025 City Council Meeting Minutes

A copy of the minutes can be found beginning on **page 12**

COUNCIL ACTION: Approval of the January 21, 2025, City Council Meeting Minutes

2. Approval of the Check Register for the Period of January 1st – January 17, 2025

STAFF CONTACT: *James Scott, Staff Accountant (847-810-3618)*

BACKGROUND/DISCUSSION: City Code Section 38.02 sets forth payment procedures of the City. The Director of Finance is to prepare a monthly summary of all warrants to be drawn on the City treasury for the payment of all sums due from the City (including all warrants relating to payroll and invoice payments) by fund and shall prepare a detailed list of invoice payments which denotes the person to whom the warrant is payable. The warrant list detail of invoice payments shall be presented for review to the Chairperson of the City Council Finance Committee for review and recommendation. All items on the warrant list detail recommended for payment by the Finance Committee Chairperson shall be presented in summary form to the City Council for approval or ratification. Any member of the City Council shall, upon request to the City Manager or Director of Finance, receive a copy of the warrant list detail as recommended by the Finance Committee Chairperson. The City Council may approve the warrant list as so recommended by the Finance Committee Chairperson by a concurrence of the majority of the City Council as recorded through a roll call vote.

The Council action requested is to ratify the payments as summarized below. The associated payroll and invoice payments have been released during the check register period noted.

Following is the summary of warrants as recommended by the Finance Committee Chairperson:

Check Register for January 1 - January 17, 2025

	Fund	Invoice	Payroll	Total
101	General	385,549	1,945,170	2,330,719
501	Water & Sewer	82,827	222,786	305,613
220	Parks & Recreation	68,627	401,701	470,328
311	Capital Improvements	217,298		217,298
202	Motor Fuel Tax			0
230	Cemetery	7,020	41,496	48,516
210	Senior Resources	12,537	38,480	51,017
510	Deerpath Golf Course	12,306	2,636	14,942
601	Fleet	125,651	64,182	189,833
416 - 434	Debt Funds			0
248	Housing Trust			0
201	Park & Public Land	72,550		72,550
	All other Funds	2,445,956	233,477	2,679,432
		\$3,430,321	\$2,949,928	\$6,380,249

Included in the subtotal denoted as "All other Funds" is \$1,433,092 in Liability Insurance and \$754,771 in Medical and Dental plan expenditures.

COUNCIL ACTION: Approval of the Check Register for the Period of January 1 – January 17, 2025.

3. Consideration of a Request to Waive the Fidelity Bond Requirement in Connection with Holding a Raffle in the City of Lake Forest for Lake Forest Country Day School (Approval by Motion)

STAFF CONTACT: Margaret Boyer, City Clerk (847.810.3674)

PURPOSE AND ACTION REQUESTED: Staff requests City Council consideration of waiving the fidelity bond requirement in connection with a proposed raffle from the Lake Forest Country Day School.

BACKGROUND: In January 2020 the City Council approved an Ordinance Amending Chapter 110, titled "Licenses and Miscellaneous" related to Raffles, to align these sections with recent State of Illinois Legislation. Section 110.0149, J, allows the raffle manager designated by the organization to seek a waiver of the bond requirement from the City Council.

At this time the Lake Forest Country Day School is requesting a waiver of the bond requirement and has submitted a request. A copy of the request can be found beginning on **page 17**

BUDGET/FISCAL IMPACT: N/A

COUNCIL ACTION: Consideration of a Request to Waive the Fidelity Bond Requirement in Connection with Holding a Raffle in the City of Lake Forest for the Lake Forest Country Day School. (Approval by Motion)

4. Approval of the Purchase of Replacement Computers for all City Departments, Not to Exceed the Amount of \$66,719

STAFF CONTACT: Cameron Burrell, Interim IT Director (847-810-3598)

PURPOSE AND ACTION REQUESTED: Staff requests approval to purchase 53 computers based on a 5-year replacement cycle which include workstations, laptops with docking stations, and ruggedized computers.

BACKGROUND/DISCUSSION: The City has 11 desktop computers, 36 laptops with docking stations, and 6 rugged laptops recommended for replacement in FY25. All desktops and laptops are considered end of life (EOL) as they no longer have a warranty and are demonstrating reduced performance resulting in loss of productivity. The City’s current inventory of computers consists of 95 desktops, 97 laptops, 12 Hybrid Laptops, 12 rugged Laptops and 35 rugged tablets.

The City standardized all desktops and laptops with Dell products 24 years ago. The standardizations help staff to efficiently deploy, troubleshoot, and maintain the systems. This year the staff received pricing from three vendors: Dell, CDW, and SHI. Dell provided a proposal based on the Midwestern Higher Education Compact Master Agreement MHEC-04152022. MHEC is an instrumentality of state government founded in 1991 serving Illinois and eleven other states. Contracts must adhere to the purchasing policies of the MHEC member states.

BUDGET/FISCAL IMPACT: Staff received the following pricing for this project:

Vendor	Total Amount
Dell Direct	\$66,719
CDW	\$90,647
SHI	\$93,790

Has competitive pricing been obtained for proposed goods/services? **Yes**

Below is an estimated summary of Project budget:

FY2025 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
IT Operating 101-1303-466.66-11	\$70,000	\$66,719	Y

COUNCIL ACTION: Approval of the Purchase of Replacement Computers for all City Departments, Not to Exceed the Amount of \$66,719

5. Consideration of Amending Chapters 73 and 78 of the City Code, Prohibiting Parking on City Streets Between the Hours of 3:00 a.m. and 5:00 a.m. and removing Schedule XIV (First Reading and, if appropriate, final approval).

STAFF CONTACT: Kevin Zelk, Deputy Chief of Police Administration (847-810-3816)

PURPOSE AND ACTION REQUESTED: Staff requests approval of changes to Chapters 73 and 78 of the City Code, which will prohibit overnight parking on city streets, between the hours of 3:00 am and 5:00 am on any day. This amendment will also remove Schedule XIV in Chapter 78 of the City Code. A copy of the proposed ordinance can be found on **page 18**.

BACKGROUND/DISCUSSION: During a review of our ordinances, it was discovered that previous ordinance language which prohibited overnight parking was inadvertently left out in a previous amendment to the parking regulations in the City Code. These amendments will add back in language expressly prohibiting overnight parking on all City streets and also eliminate a parking schedule related to overnight parking that does not include all City streets.

PROJECT REVIEW/RECOMMENDATIONS: Staff discussed the City Code and received a recommendation to make the proposed amendments.

BUDGET/FISCAL IMPACT: Staff anticipates some parking ticket revenue as a result of these changes.

COUNCIL ACTION: If deemed appropriate by the City Council, waive the first reading of an Ordinance amending Chapter 73, titled "Stopping, Standing and Parking," and amending Chapter 78, titled "Parking and Loading Schedules," of the City Code, and grant final approval.

- 6. Approval of a Purchase of a Replacement Front-Load Sanitation Section Truck to Truck Center Companies (chassis) in the Amount of \$227,961 and Macqueen Group (body) in the Amount of \$200,870 for a Grand Total Cost of \$428,831**

STAFF CONTACT: *Jim Lockfeer, Assistant Director of Public Works (810-3542)*

PURPOSE AND ACTION REQUESTED: The Public Works Committee and City staff request City Council approve of a purchase to replace a Sanitation Section front-load truck to Truck Center Companies (chassis) in the amount of \$227,961 and Macqueen Group (body) in the amount of \$200,870 for a grand total cost of \$428,831.

BACKGROUND/DISCUSSION: There are three total front load recycle trucks included in the Sanitation Section fleet. This recommended purchase will replace an existing front-load recycle truck that has been in service and utilized by the Sanitation Section since 2012. The accrued operating hours for the existing truck are over 14,000 hours. After 12 years of significant in-service operation hours, the truck has exceeded its estimated useful life.

The are significant concern with the current truck's engine, transmission and body. The engine is deteriorated, leading to excessive buildup and failures within the aftertreatment system. Issues also extend to the fuel and air intake systems, including the injectors and turbocharger. The transmission shows signs of degradation, with several component failures. The body of the truck is severely worn and has been patched multiple times. Additionally, the hydraulic system is worn and exhibits weak performance.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
----------	------	----------

Public Works Committee	12/2/24	Reviewed & Approved FY26 Capital Equipment List
Finance Committee	11/12/24	FY26 Capital Equipment Replacement List Included in Meeting Packet

BUDGET/FISCAL IMPACT: The purchase price provided by both Truck Center Companies and MacQueen Group features Sourcewell pricing. Sourcewell was created by State law as a service cooperative to provide programs and services to members in education and government. Sourcewell follows the competitive contracting law process to solicit, evaluate, and award cooperative purchasing contracts for goods and services. Sourcewell is a public agency governed by an eight-member board. The City has previously utilized national bids to include Sourcewell, Omnia Partners, State bid, and the Suburban Purchasing Cooperative for equipment and services. The City has been utilizing the Truck Center Companies (Autocar) truck chassis and Macqueen group (formerly McNeilus) truck bodies for many years. The City has experienced excellent success with each of these products with their longstanding wear, responsive parts delivery, and service when needed.

Has City staff obtained competitive pricing for proposed goods/services? **No**
 Administrative Directive 3-5, Section 6.1D – Government Joint Purchase.

Below is an estimated summary of Project budget:

FY2026 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Capital Fund 311-5003-475-75-02	\$420,000	\$428,831	Y

The reason for the budget overage is due to the final specification review process that occurred recently, compared to the development of the \$420,000 budget that was originally prepared in late September 2024. For example, one specification item that was not included in the September budget that was recently identified as a missing specification item was the installation of City stickers and decals. This has been added as part of the final specification review and confirmation process. If necessary, a supplemental appropriation ordinance will be submitted for City Council approval at the end of the fiscal year.

City Council approval this evening will allow staff to place the orders now with an anticipated delivery date for the chassis during the winter of 2025/2026 with a completion date of summer of 2026. Once the new truck is put into service, the City will place the existing truck up for sale via the competitive bidding process, and assuming a bid of \$4,000 or higher is received, staff will return to City Council to approve its official sale.

COUNCIL ACTION: Approval of a Purchase of a Replacement Front-Load Sanitation Section Truck to Truck Center Companies (chassis) in the Amount of \$227,961 and Macqueen Group (body) in the Amount of \$200,870 for a Grand Total Cost of \$428,831

7. Consideration of an Ordinance Approving a Recommendation from the Historic Preservation Commission in Support of Granting a Building Scale Variance for an Addition at 600 N. Mayflower Road. (First Reading and if Desired by the City Council, Final Approval)

STAFF CONTACT: *Catherine Czerniak,*
Director of Community Development (810-3504)

PURPOSE AND ACTION REQUESTED: The following recommendation from the Historic Preservation Commission is presented to the City Council for consideration along with the Ordinance as part of the Omnibus Agenda.

BACKGROUND: 600 N. Mayflower Road – The Commission recommended approval of an Ordinance granting a building scale variance for a garage addition and a new screen porch. The Commission has final authority over design related decisions however, City Council approval is required for building scale variances recommended by the Commission. No public testimony was presented on this petition. This petition was also considered by the Zoning Board of Appeals as detailed in the following agenda item. (Approved 6 – 0)

An Ordinance approving a building scale variance for 600 N. Mayflower Road, with key exhibits attached, is included in the Council packet beginning on **page 24**. The Ordinance with complete exhibits is available for review in the Community Development Department.

COUNCIL ACTION: If determined to be appropriate by the City Council, waive first reading and grant final approval of an Ordinance approving a building scale variance for an addition to the residence at 600 N. Mayflower Road as recommended by the Historic Preservation Commission.

8. Consideration of an Ordinance Approving a Recommendation from the Zoning Board of Appeals in Support of Setback Variances at 600 N. Mayflower Road. (First Reading, and if Desired by the City Council, Final Approval)

STAFF CONTACT: *Catherine Czerniak,*
Director of Community Development (810-3504)

PURPOSE AND ACTION REQUESTED: The following recommendation from the Zoning Board of Appeals is presented to the City Council for consideration as part of the Omnibus Agenda along with the associated Ordinance.

BACKGROUND: 600 Mayflower Road – The Zoning Board of Appeals recommended approval of an Ordinance granting variances from the front yard, lot in depth and steep slope setbacks for a garage addition, a new screen porch, and air conditioner units. The Historic Preservation Commission also considered this petition and recommended approval as detailed in the previous agenda item. (Board vote: 5-0, approved)

The Ordinance approving variances as recommended by the Zoning Board of Appeals, with key exhibits attached, is included in the Council packet beginning on **page 34**. The Ordinance, complete with all exhibits, is available for review in the Community Development Department.

COUNCIL ACTION: If determined to be appropriate by the City Council, waive first reading and grant final approval of the Ordinance approving variances from zoning setbacks for 600 N. Mayflower Road in accordance with the Zoning Board of Appeals' recommendation.

COUNCIL ACTION: Approve the eight (8) omnibus items as presented

6. OLD BUSINESS

7. NEW BUSINESS

1. Consideration of an Ordinance Amending the Lake Forest City Code Regarding Corkage Fees (First reading and if appropriate final approval)

PRESENTED BY: Julie Tappendorf, City Attorney
STAFF CONTACT: Margaret Boyer, City Clerk, (847-810-3674)

PURPOSE AND ACTION REQUESTED: At the direction of the Mayor and City Council at its last meeting, staff was directed to work with the City Attorney to revise the language in the Class I-1 and Class I-2 Liquor code related to corkage fees.

BACKGROUND AND DISCUSSION: The current code reads as shown below with the proposed edits

(21) Class I-1 licenses, which shall authorize any A-4, B-1, C-1, C-2, C-3, D-1, E-1 or F-1 licensee to permit bring-your-own-beverages to be consumed on the licensed premises of the type permitted by the licensee's license and ~~to~~ shall impose a corkage fee relating to each container of bring-your-own-beverage of ~~not to exceed~~ not less than \$10 per bring-your-own-beverage container.

(22) Class I-2 licenses, which shall authorize the service and consumption of bring-your-own-beverages on the licensed premises and shall impose a corkage fee relating to each container of bring-your-own-beverage ~~not to exceed~~ of not less than \$10 per bring-your-own-beverage container. I-2 licenses shall only authorize the service and consumption of beer and wine. Additionally, the service and consumption of bring-your-own-beverages for purposes of a Class I-2 license shall be deemed the sale of alcoholic liquor for purposes of § [111.043](#), and I-2 licenses shall only be available to those licensees who are otherwise compliant with the law.

The proposed ordinance can be found beginning on **page 42**.

BUDGET/FISCAL IMPACT: n/a.

COUNCIL ACTION: Consideration of an Ordinance Amending the Lake Forest City Code Regarding Corkage Fees (First reading and if appropriate final approval)

8. ADDITIONAL ITEMS FOR DISCUSSION/ COMMENTS BY COUNCIL MEMBERS

1. EXECUTIVE SESSION

Adjournment into Executive Session

Reconvene into Regular Session

9. ADJOURNMENT

A copy of the Decision Making Parameters is included with this agenda following this page.

Office of the City Manager

January 29, 2025

The City of Lake Forest is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are required to contact City Manager Jason Wicha, at (847) 234-2600 promptly to allow the City to make reasonable accommodations for those persons.



THE CITY OF LAKE FOREST

DECISION-MAKING PARAMETERS FOR CITY COUNCIL, AND APPOINTED BOARDS & COMMISSIONS

Adopted June 18, 2018

The City of Lake Forest Mission Statement:

“Be the best-managed, fiscally-responsible and appealing community and promote a community spirit of trust, respect and citizen involvement.”

The Lake Forest City Council, with the advice and recommendations of its appointed advisory Boards and Commissions, Lake Forest Citizens, and City Staff, is responsible for policy formulation and approval. Implementation of adopted strategy, policy, budgets, and other directives of Council is the responsibility of City Staff, led by the City Manager and Senior Staff. The Mayor and Aldermen, and appointed members of Boards and Commissions should address matters in a timely, deliberate, objective and process-driven manner, making decisions guided by the City of Lake Forest Strategic and Comprehensive Plans, the City’s Codes, policies and procedures, and the following parameters:

- Motions and votes should comprise what is in the best long-term interests of all Lake Forest citizens, measured in decades, being mindful of proven precedents and new precedents that may be created.
- All points of view should be listened to and considered in making decisions with the long-term benefit to Lake Forest’s general public welfare being the highest priority.
- Funding decisions should support effectiveness and economy in providing services and programs, while mindful of the number of citizens benefitting from such expenditures.
- New initiatives should be quantified, qualified, and evaluated for their long-term merit and overall fiscal impact and other consequences to the community.
- Decision makers should be proactive and timely in addressing strategic planning initiatives, external forces not under control of the City, and other opportunities and challenges to the community.

Community trust in, and support of, government is fostered by maintaining the integrity of these decision-making parameters.

The City of Lake Forest’s Decision-Making Parameters shall be reviewed by the City Council on an annual basis and shall be included on all agendas of the City Council and Boards and Commissions.

Resolution of Appreciation

WHEREAS, PETER W. SIEBERT has been a dedicated employee of The City of Lake Forest since May 01, 1996; and

WHEREAS, PETE SIEBERT will honorably retire from the City on January 03, 2025; and

WHEREAS, PETE SIEBERT began his career as a Firefighter and later became a Firefighter/Paramedic. He was appointed as a Fire Inspector and Public Education Officer and dedicated many years to the Fire Prevention Bureau, where he played a critical role in fire safety and prevention education. He was promoted to Fire Lieutenant, then Battalion Chief, and ultimately served as Deputy Chief; and

WHEREAS, PETE SIEBERT was appointed Acting Fire Chief before being officially sworn in as Fire Chief, he served with distinction and steadfast leadership. He also served as the City's Emergency Operations Coordinator, skillfully navigating the department through the unprecedented challenges of the COVID-19 pandemic; and

WHEREAS, PETE SIEBERT completed the Executive Fire Officer Program, further demonstrating his commitment to professional development and excellence in fire service leadership. He also served as the department's Training Officer and Fitness Coordinator, ensuring that personnel were equipped for success both professionally and physically; and

WHEREAS, PETE SIEBERT served as a member of the Lake County SRT and contributed significantly to internal boards within the department and throughout the City. His leadership extended to the Lake County Fire Chiefs Association Board, where he served as President, furthering regional collaboration and excellence in fire service; and

WHEREAS, PETE SIEBERT's tenure spanned service under two City Managers and saw significant advancements in the Fire Department fleet, enhancing safety and operational capabilities. His commitment to training, succession planning, and fostering a culture of professional growth within the department has left a lasting legacy; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE FOREST that the Council, on behalf of the administration and residents of the community, hereby expresses its appreciation and gratitude to **PETER W. SIEBERT** for a public service faithfully performed; and

BE IT FURTHER RESOLVED that this Resolution be appropriately inscribed and conveyed to **PETE**, with a copy to be included in the official minutes of the February 3, 2025 meeting of the Lake Forest City Council.

Mayor

The City of Lake Forest
CITY COUNCIL MEETING
Proceedings of the Tuesday, January 21, 2025
City Council Meeting - City Council Chambers
220 E. Deerpath, Lake Forest, IL 60045

CALL TO ORDER AND ROLL CALL IMMEDIATELY FOLLOWING FINANCE COMMITTEE AT 6:30 PM

Members

CALL TO ORDER AND ROLL CALL: Honorable Mayor Tack called the meeting to order at 7:08 p.m., and City Clerk Margaret Boyer called the roll of Council members.

Present: Honorable Mayor Tack, Alderman Novit, Alderman Clemens, Alderman Notz, Alderman Powers, Alderman LeVert, Alderman Weber and Alderman Walther.

Absent: Alderman Goshgarian

PLEDGE OF ALLEGIANCE

REPORTS OF CITY OFFICERS

COMMENTS BY MAYOR

1. Approval of a Resolution of Appreciation for Retiring Finance Director Elizabeth Holleb

Alderman Weber motioned to approve the resolution, seconded by Alderman LeVert. All in favor, the motion carried unanimously by voice vote.

2. ELECTION AND APPOINTMENT OF CITY OFFICERS ELECTION BY THE CITY COUNCIL AND APPOINTMENTS BY THE MAYOR AS REQUIRED BY CHARTER AND CITY CODE
Interim City Treasurer Diane Hall

Alderman Weber motioned to approve the Mayor's appointment, seconded by Alderman Powers. All in favor, the motion carried unanimously by voice vote.

3. Appointment of Deputy Police Chief Micheal Lange as The City of Lake Forest ESDA Coordinator

Alderman LeVert motioned to approve the Mayor's appointment, seconded by Alderman Clemens. All in favor, the motion carried unanimously by voice vote.

4. Approval of a Resolution of Appreciation for K-9 Chase

Alderman Walther motioned to approve the resolution, seconded by Alderman Notz. All in favor,

the motion carried unanimously by voice vote.

COMMENTS BY CITY MANAGER

**1. Overview of Enhancements to Bank Lane between Deerpath and Southgate
-Catherine Czerniak, Director of Community Development**

Catherine Czerniak gave an overview of the enhancements to Bank Lane between Deerpath and Southgate. Ms. Czerniak reviewed key objectives of the plan including expectations for future development, elevating the Bank Lane experience, complimenting Market Square, and building on the unique character while balancing pedestrian comfort and safety with service needs being considered. The City Council had a lengthy discussion with Ms. Czerniak on proceeding with construction drawings, when the project would go out for bid, along with timing, coordinating with Deerpath improvements while minimizing impacts on businesses. There was concurrence among the Council to keep the item on the omnibus agenda.

OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

COMMITTEE REPORTS

ITEMS FOR OMNIBUS VOTE CONSIDERATION

- 1. Approval of the November 18, 2024, City Council Meeting Minutes**

- 2. Approval of the December 2, 2024, City Council Meeting Minutes**

- 3. Approval of a Resolution Appointing a Delegate and Alternate Delegate to the Intergovernmental Risk Management Agency (IRMA).**

- 4. Approval of Resolutions Required for Bank Purposes to Amend Authorized Signers on City bank accounts and Assign Diane Hall, Assistant Finance Director as the Principal Authority for the Illinois Funds account.**

- 5. Approval of the Check Register for the Period of November 23rd – December 31, 2024**

- 6. Approval of an Amended Memorandum of Understanding between the City of Lake Forest and Lake Forest Library**
- 7. Consideration of an Ordinance Amending the City of Lake Forest City Code Regarding the Class I-2 Liquor License (First reading and if appropriate final approval)**
- 8. Approval of a Third Amendment to the License Agreement Between the City of Lake Forest and the Music Institute of Chicago to occupy a portion of Volwiler Hall, located at 40 E. Old Mill Road**
- 9. Approval of FY25 Special Event Funding for Friends of Lake Forest Parks and Recreation in the amount of \$70,000**
- 10. Authorize the City Manager to Execute Documents Extending the Draw Down Period of the Loan Agreement between the City of Lake Forest and Elawa Farm Foundation**
- 11. Award of Bid for the Deerpath Golf Course Fire Suppression System Project to Slavick Razniak, Inc. in the Amount of \$168,550.00, to Include a 10% Contingency in the amount of \$16,855.00, for a Total Cost of \$185,405.00**
- 12. Authorization to Dispose of City Property to the Highest Bidder, Rogers Nursery, for the Sale of the 2013 Chevrolet Tahoe in the Amount of \$4,250**
- 13. Authorization to Dispose of City Property to the Highest Bidder, Rob January, for the Sale of the 2003 Chevrolet W3500 Dump Truck in the Amount of \$7,721**
- 14. Authorization for the Mayor or City Manager to Execute a Grant Agreement Between The City of Lake Forest and The State of Illinois Department of Natural Resources For The McClory Bike Path Resurfacing Project**
- 15. Consideration of Ordinances Approving Recommendations from the Building Review Board for 270 Majestic Oak Court and 245 W. Westminster. (First Reading and if Desired by the City Council, Final Approval)**

16. **Consideration of an Ordinance Approving a Recommendation from the Historic Preservation Commission in Support of Granting a Building Scale Variance for an Addition at 1320 Elm Tree Road. (First Reading and if Desired by the City Council, Final Approval)**

17. **Consideration of Ordinances Approving Recommendations from the Zoning Board of Appeals for 827 Oakwood Avenue and 1320 Elm Tree Road. (First Reading, and if Desired by the City Council, Final Approval)**

18. **Consideration of a recommendation from staff to authorize the City Manager to enter into a contract with The Lakota Group/Thomas Engineering in an amount not to exceed \$119,043.75 for the preparation of detailed construction and engineering plans and construction support for enhancements to the block of Bank Lane between Deerpath and Southgate**

COUNCIL ACTION: Approve the eighteen (18) items as presented

Mayor Tack asked the Council if there were any items to be removed or taken separately. Seeing none, he asked for a motion.

Alderman Notz made a motion to approve the eighteen (18) Omnibus items as presented, seconded by Alderman Clemens. The following voted "Aye": Alderman Novit, Clemens, Notz, Powers, LeVert, Weber and Walther. The following voted "Nay": none. 7-Ayes, 0-Nays, motion carried.

Information such as Purpose and Action Requested, Background/Discussion, Budget/Fiscal Impact, Council Action and a Staff Contact as it relates to the Omnibus items can be found on the agenda.

OLD BUSINESS

NEW BUSINESS

ADDITIONAL ITEMS FOR DISCUSSION/COMMENTS BY COUNCIL MEMBERS
--

1. **EXECUTIVE SESSION**
Adjournment into Executive Session

Reconvene into Regular Session

Mayor Tack noted that there will be no further business following the executive session. He then asked for a motion to adjourn into executive session under 5 ILCS 120/2 (c) (6) the lease of property owned by the City.

Alderman Notz made a motion to adjourn into executive session under 5 ILCS 120/2 (c) (6) the lease of property owned by the City, seconded by Alderman Clemens. The following voted "Aye": Alderman Novit, Clemens, Notz, Powers, LeVert, Weber, and Walther. The following voted "Nay": none. 7-Ayes, 0-Nays, motion carried.

The City Council adjourned into executive session at 8:10 pm

The City Council reconvened at 8:47 pm

ADJOURNMENT

There being no further business Mayor Tack asked for a motion to adjourn. Alderman Novit made a motion to adjourn, seconded by Alderman Notz. The motion was carried unanimously by voice vote at 8:48 p.m.

Respectfully Submitted,
Margaret Boyer, City Clerk

A video of the City Council meeting is available for viewing at the Lake Forest Library and on file in the Clerk's office at City Hall. You can also view it on the website by visiting www.cityoflakeforest.com. Click on I Want To, then click on View, then choose Archived Meetings Videos.



LAKE FOREST
COUNTRY DAY SCHOOL

January 23, 2025

Mayor Stanford R. Tack
The City of Lake Forest
220 E. Deerpath Rd.
Lake Forest, IL 60045

Dear Mayor Tack,

Lake Forest Country Day School is asking for the City Council's consideration of a waiver for the requirements of the fidelity bond, with regards to our application for our March 7, 2025 Raffle license. Our March 7, 2025 raffle is a single item -- a three night package at the 2025 Miami Grand Prix -- with an estimated value of approximately \$7,100. We anticipate the number of tickets sold at 200 at a cost of \$100 per ticket.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard Paulus', with a long, sweeping underline.

Richard Paulus
Associate Head of School for Finance and Operations

THE CITY OF LAKE FOREST

ORDINANCE NO. 2025-_____

**AN ORDINANCE AMENDING THE LAKE FOREST CITY CODE REGARDING
A PROHIBITION ON OVERNIGHT PARKING**

Adopted by the City Council
of the City of Lake Forest
this ____ day of _____ 2025

Published in pamphlet form by direction
and authority of The City of Lake Forest
Lake County, Illinois
this ____ day of _____ 2025

THE CITY OF LAKE FOREST

ORDINANCE NO. 2025-_____

AN ORDINANCE AMENDING CHAPTER 73 STOPPING, STANDING, AND PARKING; AND
AMENDING CHAPTER 78 PARKING AND LOADING SCHEDULES
OF THE LAKE FOREST CITY CODE

WHEREAS, The City of Lake Forest is a home rule, special charter municipal corporation; and

WHEREAS, The City of Lake Forest has enacted certain ordinances relating to the use of numerous types of vehicles; and

WHEREAS, from time to time, it is appropriate to review, update, and modify the City of Lake Forest Code to ensure that it appropriately reflects current practices and complies with state law; and

WHEREAS, The City of Lake Forest desires to update the current provisions of the City Code as set forth in this Ordinance; and

WHEREAS, the Mayor and City Council, having considered the recommendation for amendments to the Code as it relates to the regulation of vehicles in the Central Business District, have determined that adopting this Ordinance and creating Chapter 79 as hereafter set forth, will be in the best interests of the City and its residents;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, AND STATE OF ILLINOIS, AS FOLLOWS:

SECTION ONE: Recitals. The foregoing recitals are hereby adopted by this reference as the findings of the City Council and are hereby incorporated into this section as if fully set forth.

SECTION TWO: Amendments to City Code. Chapter 73, entitled "Stopping, Standing, and Parking," and Chapter 78, entitled "Parking and Loading Schedules, of the Lake Forest City Code, are hereby amended, in pertinent part, as set forth in Exhibit A which is attached hereto and made a part hereof.

SECTION THREE: Effective Date. This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form in the manner provided by law.

Passed this ____ day of _____, 2025.

AYES:

NAYS:

ABSENT:

ABSTAIN:

Approved this __ day of _____, 2025.

Mayor

ATTEST:

City Clerk

Exhibit A

Proposed text is shown in **bold, double underlined**, stricken text in ~~strikethrough~~.

Section 31, entitled "Parking during certain hours in designated places" of Chapter 73, entitled "Stopping, Standing, and Parking" of the Lake Forest City Code is hereby amended as follows:

§ 73.31 PARKING DURING CERTAIN HOURS IN DESIGNATED PLACES.

(A) General. No person shall park a vehicle for any period of time in excess of the time posted on the official sign or legend or notice effective for the parking space for which it is erected during the effective time thereof.

(B) 12:00 midnight - 5:00 a.m. Forest Park Beach parking prohibition. When signs are erected in any block or area, as described in Ch. 78, Sch. I, hereof, giving notice that no person shall park a vehicle at any time between the hours of 12:00 midnight and 5:00 a.m. on any day.

(C) 3:00 a.m. - 5:00 a.m Overnight parking prohibition. When signs are erected at all normal vehicular entrances to the City, there shall be no parking on any City street between the hours of 3:00 a.m. and 5:00 a.m. on any day.

~~(D)~~~~(C)~~ Vehicle "jockeying" prohibition. A vehicle shall be deemed to be in violation of parking time limitations established by appropriate official signs installed pursuant to this subchapter, (except that the provisions shall extend northward on Western Avenue only to Woodland Road), if it is moved with the purpose of evading such parking time limitation to another parking space located within 500 feet from the closest point of the parking space at which such vehicle shall have been first parked, commonly referred to as "jockeying." The movement of a vehicle less than 30 minutes before or after the expiration of said parking time limitation from one parking space to such other parking space shall be presumed to have been moved with the purpose of evading the parking limitation.

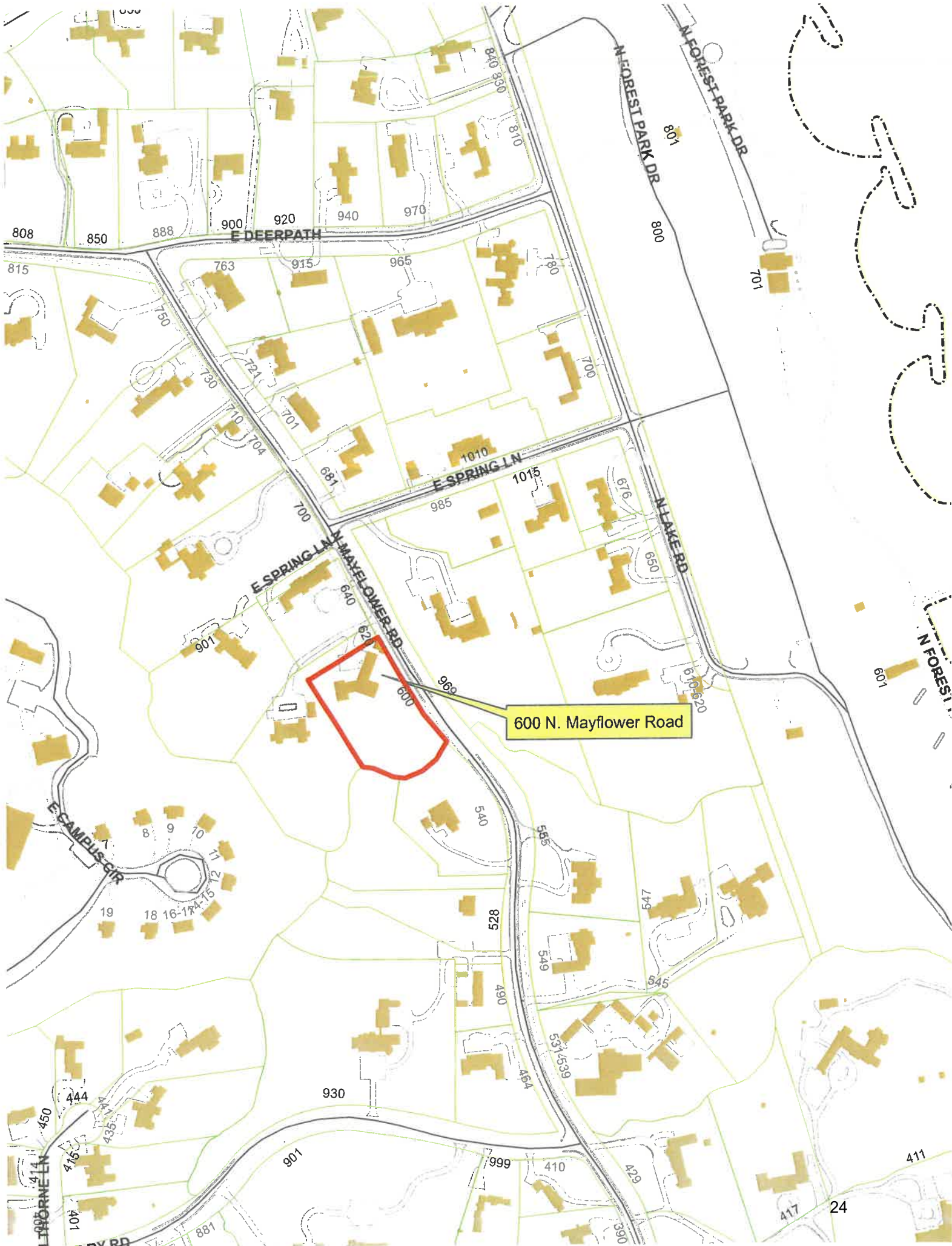
Penalty, see § 73.99

Schedule XIV, entitled "No Parking Between 3:00 A.M and 5:00 A.M." of Chapter 78, entitled "Parking and Loading Schedules" of the Lake Forest City Code is hereby deleted in its entirety:

~~Schedule XIV. No Parking Between 3:00 A.M. and 5:00 A.M.~~

Street	Side	Area	Ord. No.	Date Passed
Atteridge Road	North side	Woodland Road to Green Bay Road	2016-57	10-3-2016
Bank Lane	West side	580 North Bank Lane to Vine Avenue	2016-57	10-3-2016
Deerpath	North side	Walnut Road to 165 East Deerpath	2016-57	10-3-2016
	South side	165 East Deerpath to Western Avenue	2016-57	10-3-2016
Forest Avenue	East side	Deerpath to Westminster	2016-57	10-3-2016
Granby Road	North side	Wisconsin Avenue to McKinley Avenue	2016-57	10-3-2016
	South side	McKinley Road to Wisconsin	2016-57	10-3-2016
Illinois Road	North side	Western Avenue to Oakwood Avenue	2016-57	10-3-2016
	South side	Green Bay Road to Western Avenue	2016-57	10-3-2016
Market Square	North side	Western Avenue to Bank Lane	2016-57	10-3-2016
	West side	North Gate to South Gate	2016-57	10-3-2016
	South side	Bank Lane to Western Avenue	2016-57	10-3-2016
North Gate	North side	Bank Lane to Forest Avenue	2016-57	10-3-2016
Oakwood Avenue	West side	Deerpath to Vine Avenue Vine Avenue to Woodland Road	2016-57	10-3-2016
Ryan Place	North side	Washington Road to Western Avenue	2016-57	10-3-2016
	South side	Western Avenue to Washington Road	2016-57	10-3-2016
	North side	Wisconsin Avenue to	2016-57	10-3-2016

Scott Street		McKinley Road		
	South side	McKinley Road to Wisconsin Avenue	2016-57	10-3-2016
South Gate	South side	Forest Avenue to Bank Lane	2016-57	10-3-2016
Summit Avenue	East side	Westminster to Woodland Road	2016-57	10-3-2016
Western Avenue	West side	North limits to Illinois Road	2016-57	10-3-2016
	East side	Illinois Road to north limits	2016-57	10-3-2016
Wildwood	West side	Illinois Road to Ryan Place	2016-57	10-3-2016
	East side	Ryan Place to Illinois Road	2016-57	10-3-2016
Wisconsin Avenue	North side	Western Avenue to Oakwood Avenue	2016-57	10-3-2016
	South side	Oakwood Avenue to Western Avenue	2016-57	10-3-2016
Woodlawn Road	South side	Washington Road to east end	2016-57	10-3-2016



600 N. Mayflower Road

THE CITY OF LAKE FOREST

ORDINANCE NO. 2025 - ____

AN ORDINANCE GRANTING A FLOOR AREA EXCEPTION FOR
THE PROPERTY LOCATED AT 600 N. MAYFLOWER ROAD

WHEREAS, JE Ventures, LLC (Judy Nygard, 100%) ("**Owner**") is the owner of that certain real property commonly known as 600 N. Mayflower Road Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property has been designated as a Local Landmark or included in a Local Historic District pursuant to Chapter 155 of the City Code; and

WHEREAS, the Property is in the R-4, Single Family Residence Zoning District; and

WHEREAS, the Owner desires to construct improvements including expanding the garage and adding a screen porch and make other alterations ("**Improvements**") as depicted on the site plan and architectural drawings that are attached hereto as Group Exhibit B ("**Plans**"); and

WHEREAS, in order to construct the Improvements, Section 155.07 of the City Code requires the Owner to obtain a Certificate of Appropriateness ("**CoA**") from the Historic Preservation Commission ("**HPC**");

WHEREAS, some of the Improvements as depicted on the Plans would exceed the maximum floor area allowances set forth in Section 150.148(D), which apply to new construction on, or additions and alterations to existing construction on, residential property; and

WHEREAS, pursuant to notice duly published, the HPC reviewed and evaluated the Plans at a public hearing held on November 20, 2024; and

WHEREAS, the HPC, having fully heard and having considered the evidence and testimony by all those attending the public hearing who wished to testify, made the following findings:

1. the Property is located within the R-4 District under the City Code,
2. Owner proposes to construct the Improvements as depicted on the Plans,

3. as depicted on the Plans, the Improvements exceed the maximum floor area allowances set forth in Section 150-148(D) of the City Code,
4. the Improvements are consistent with the design standards in Section 150.147 of the City Code,
5. the Property is in a local historic district or is designated as a Local Landmark and the Improvements are consistent with the standards in the Historic Preservation Ordinance, and approval of the Improvements as depicted on the Plans would further the purpose of the Historic Preservation Ordinance,
6. the HPC has determined that the Plans qualify for a Certificate of Appropriateness under the standards set forth in Section 155.08 of the City Code;
7. the location, massing and architectural detailing of the Improvements will mitigate the appearance of excessive height and mass of the structure and as a result, the proposed development of the Improvements as set forth on the Plans is in keeping with the streetscape and overall neighborhood,
8. the Improvements are sited in a manner that minimizes the appearance of mass from the streetscape and neighboring residences due to existing fencing and vegetation. In addition, the proposed Improvements will not have a significant negative impact on the light to or views from neighboring homes.
9. the height and mass of the Improvements will generally be compatible with the existing improvements on the site and with neighboring homes, will be subordinate to the existing structure and to structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision,
10. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with this Ordinance, the recommended conditions, and the Plans, will meet the standards and requirements of Sections 150.147 and 150.148 of the City Code,

and recommended that the City Council approve the Application and the Plans and grant an exception to the maximum allowable floor area consistent with the Plans, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owner's request for exceptions to the maximum floor area requirements set forth in Section 150.148 of the City Code and the findings and recommendations of the HPC, have determined that it is in the best interests of the City and its residents to grant such exceptions, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council further determine in the exercise of the City's home rule powers that it is in the best interests of the City and its residents to grant Owner's request for exceptions to the otherwise applicable maximum floor area requirements, subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Maximum Floor Area Exception Granted. Pursuant to Section 155.08 of the City Code, and subject to the limitations therein and the conditions set forth in Section Three of this Ordinance, the City Council does hereby grant an exception to the maximum floor area requirements set forth in Section 150.148(D) of the City Code, as more fully depicted on the Plans, by allowing the Improvements which together with other structures on the Property will have a maximum square footage not to exceed 5,972 square feet, 5% over the allowable square footage.

SECTION THREE: Conditions on Approval. The approval granted pursuant to Section Two of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

- A. **No Authorization of Work.** This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and

other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.

- B. Compliance with Laws. Chapters 150, regarding building, 156, regarding subdivisions, 159, regarding zoning, and 155, regarding historic preservation, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Tree Preservation. The Owner will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans.
- E. Fees and Costs. The Owner shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owner shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.
- F. Other Conditions. The improvements shall be substantially in conformance with the Commission's deliberations as reflected on Exhibit C, Certification of Appropriateness, attached hereto.

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if Owner has not (i) executed and (ii) thereafter filed with the City Clerk, within 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit D and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS __ DAY OF _____, 2025.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2025.

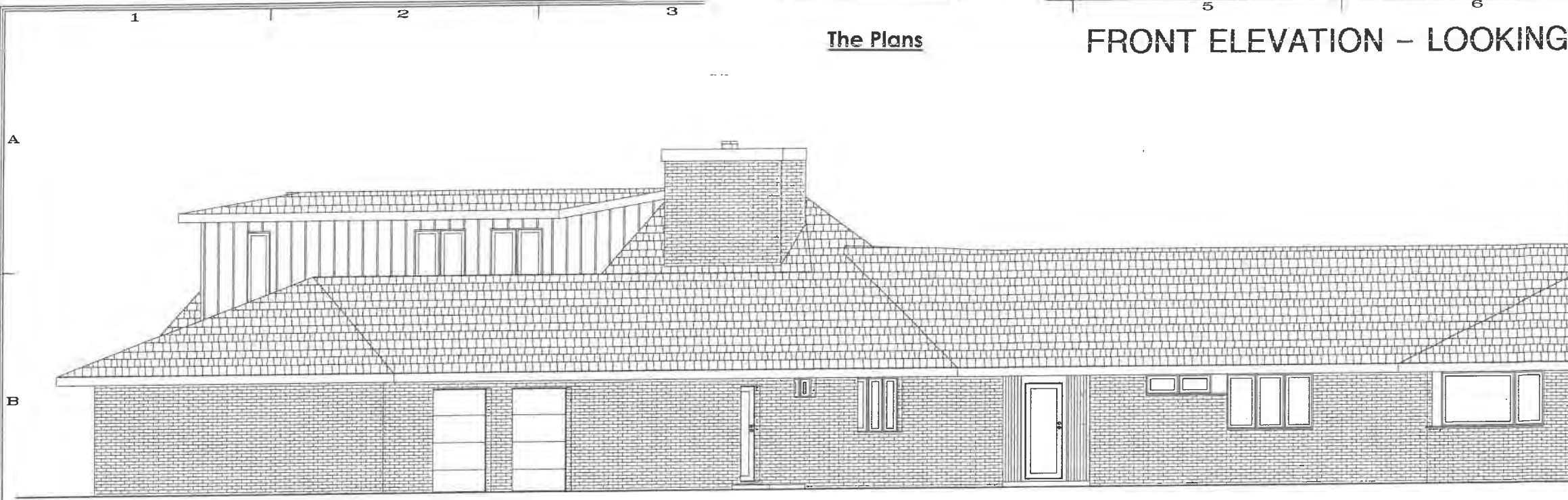
Mayor

ATTEST:

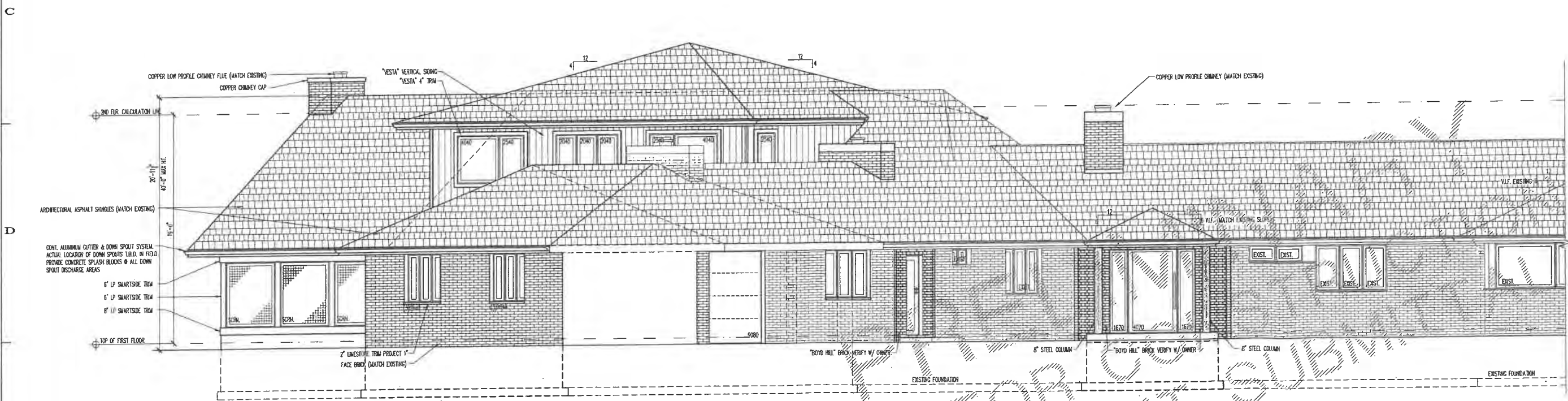
City Clerk

The Plans

FRONT ELEVATION - LOOKING SOUTH & EAST



EXISTING FRONT ELEVATION
1/4"=1'-0"



FRONT ELEVATION
1/4"=1'-0"

ELEVATION NOTES

- * DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- * WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- * SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- * IF FINISH AND SKETCH FINISH PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES

- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES TO BE MET WITHIN 2" OR EXCEEDED, DEPENDING ON MFG.
- EXAMPLE: 2555 = 2'-5" X 5'-5"
- EXAMPLE: 3068 = 3'-0" X 6'-8"
- EXAMPLE: 18080 = 18'-0" X 8'-0"
- TEMPERED GLASS = (1) DOOR OR WINDOW PANE SLIDES RIGHT = (2)
- FIXED WINDOW = (3) DOOR OR WINDOW PANE SLIDES LEFT = (4)
- EGRESS WINDOW = (5)

REMODELING & ADDITION NOTES

- * WHEN ADDING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IN FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS
- * ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED, VERIFY WITH OWNER
- * ALL NEW FASCIAS, FINISH AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED, VERIFY WITH OWNER
- * VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE
- * ALL BEDROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE, VERIFY LOCATION WITH PLANS AND OWNER

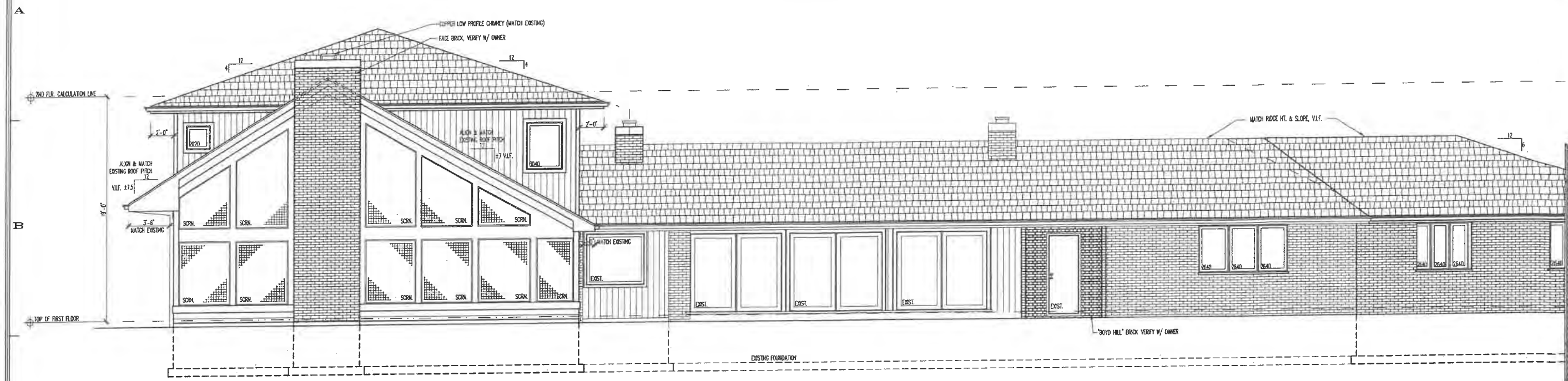
REVISIONS	5				
	4				
	3				
	2				
	1				
DESIGNAL STAGE					
PROVISIONAL DESIGN	08-04-24	08-04-24	08-04-24	08-04-24	08-04-24
PROVISIONAL DESIGN	08-22-24	08-22-24	08-22-24	08-22-24	08-22-24
DESIGN DEVELOPMENT	09-19-24	09-19-24	09-19-24	09-19-24	09-19-24
ARCH. REVIEW	09-24-24	09-24-24	09-24-24	09-24-24	09-24-24
FINAL REVIEW	09-24-24	09-24-24	09-24-24	09-24-24	09-24-24
FOR PERMIT	09-24-24	09-24-24	09-24-24	09-24-24	09-24-24
REVISION					

JE VENTURES
 600 N MAYFLOWER RD
 LAKE FOREST, IL 60045
 PRELIMINARY
 EXISTING FRONT ELEVATION
 EXISTING REAR ELEVATION
 Architects & Planners, Inc.
 IL Telephone: 815-333-2200 WI Telephone: 262-299-0021
 98 W. Main St.
 Lake Geneva, WI 53147
 2600 Babson Road at Rt. 176
 Crystal Lake, IL 60014
 1700 E. Warner Ave.
 Winnetka, WI 53096
 41 Crystal St.
 Crystal Lake, IL 60014

Job Number: 24233
 Sheet Number: A200

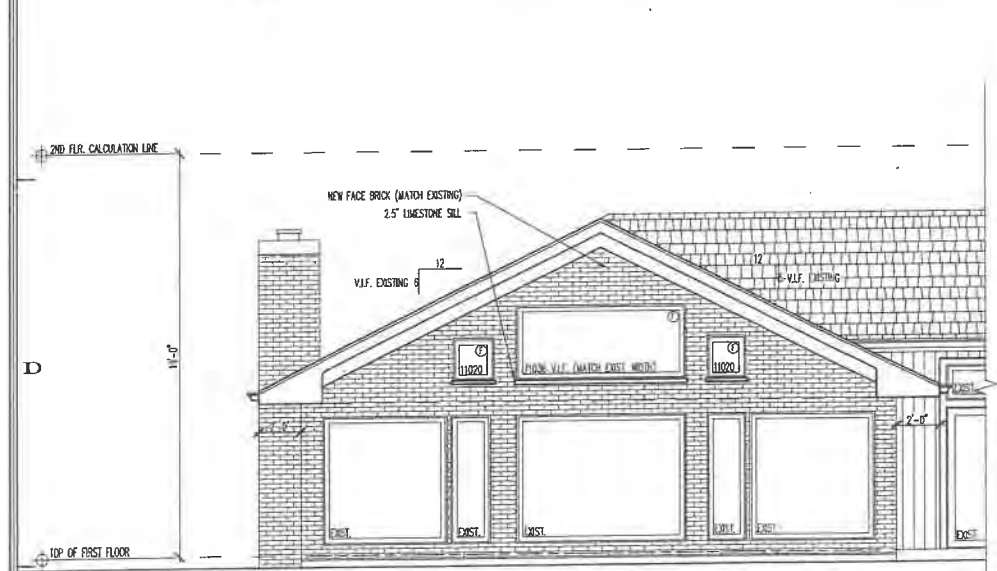
The Plans

EAST ELEVATION - LOOKING WEST



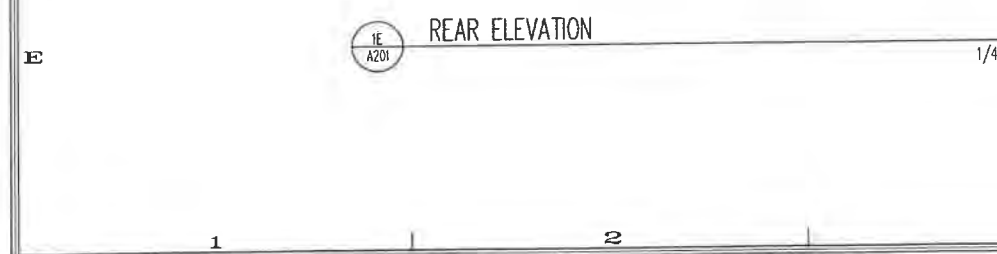
LEFT SIDE ELEVATION

1/4"=1'-0"



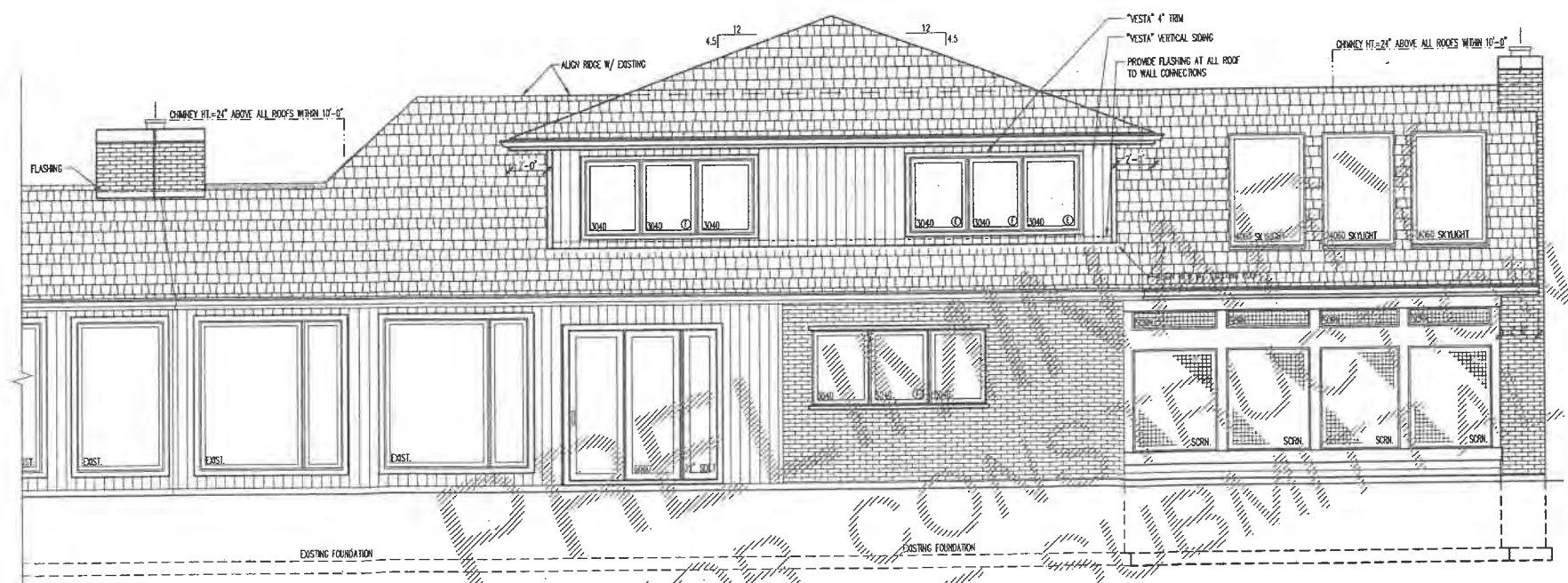
REAR ELEVATION

1/4"=1'-0"



REAR ELEVATION

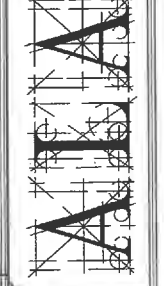
SOUTH ELEVATION - LOOKING NORTH



REVISIONS	DATE	BY	CHKD
1	06-24-24	JL	JL
2	06-24-24	JL	JL
3	06-24-24	JL	JL
4	06-24-24	JL	JL
5	06-24-24	JL	JL

PRELIMINARY
 JE VENTURES
 600 N MAYFLOWER RD
 COOKS, IL 60004

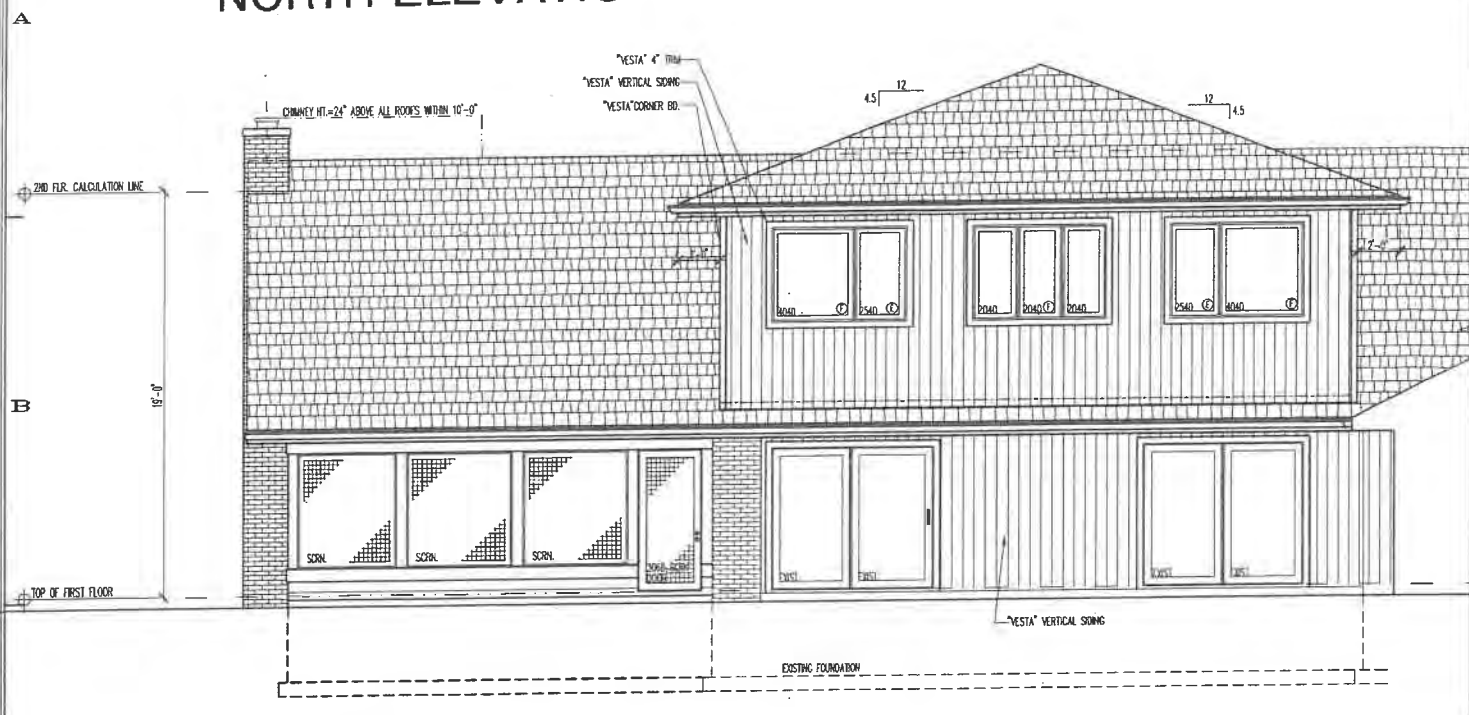
Architects & Planners, Inc.
 IL Telephone: 815-785-2000 WI Telephone: 262-239-0001
 89 1/2 Main St.
 Lake Geneva, WI 53147
 2600 Baban Road #10176
 Crystal Lake, IL 60014
 1700 E. Beane Ave.
 Waukegan, WI 53186
 40 Crystal St.
 Cary, IL 60013



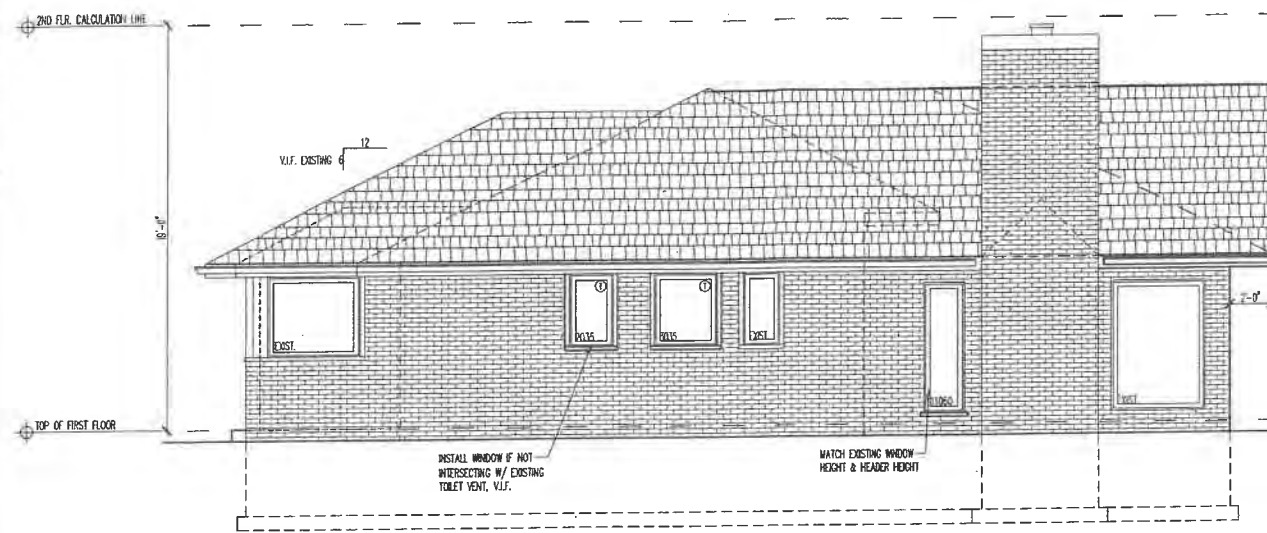
Job Number: 24233
 Sheet Number: A201
 Date: 06/20

The Plans

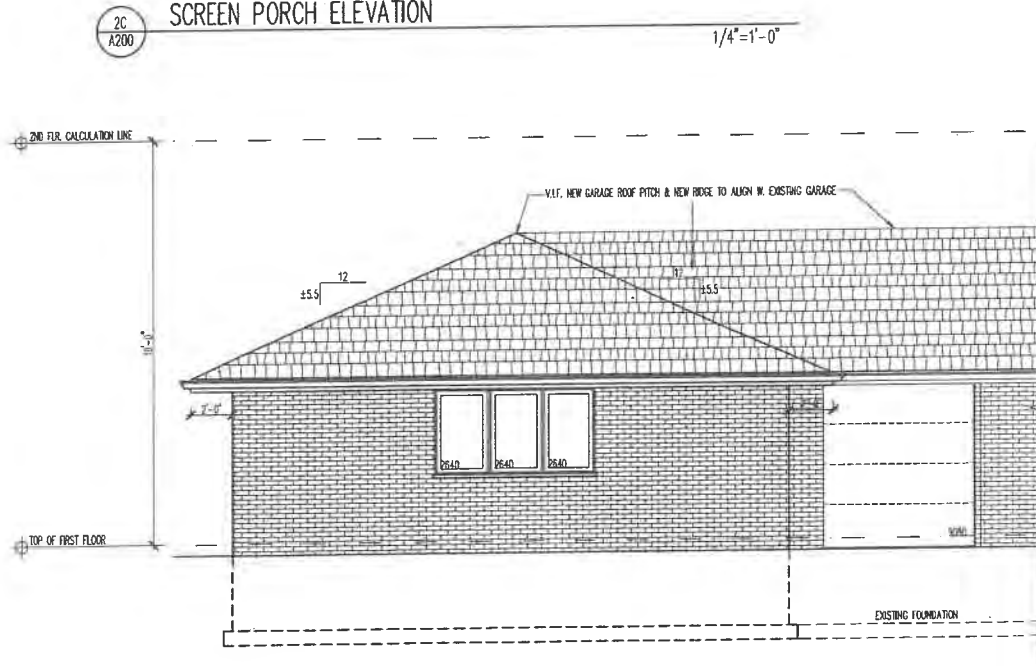
NORTH ELEVATION



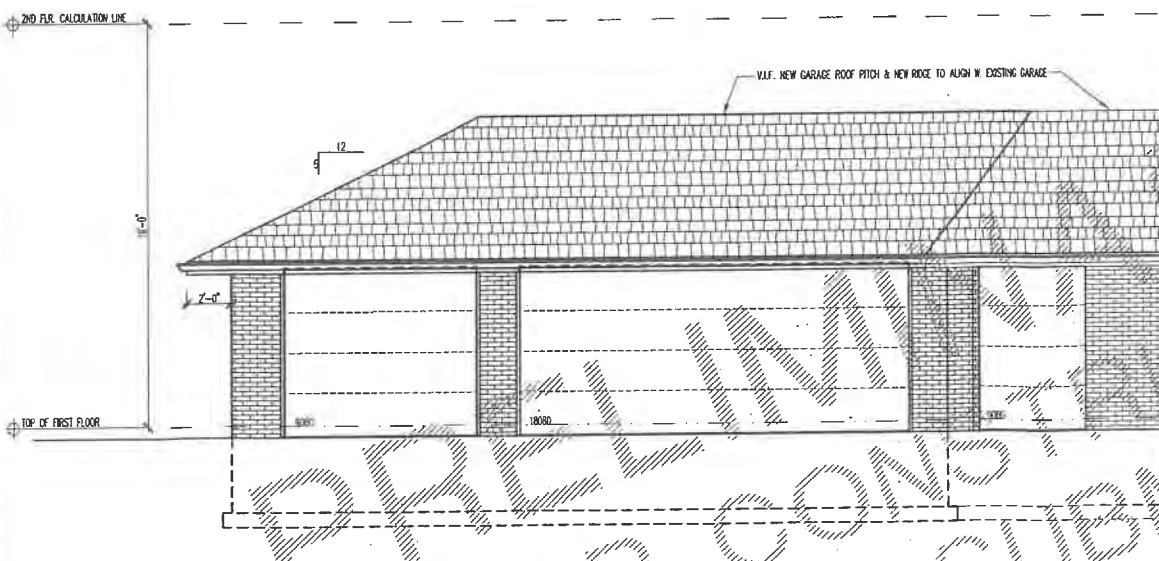
WEST ELEVATION



SCREEN PORCH ELEVATION



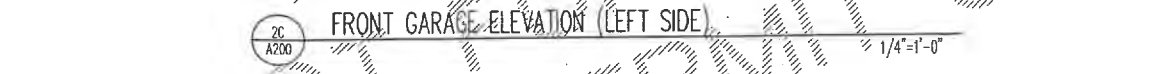
RIGHT SIDE ELEVATION



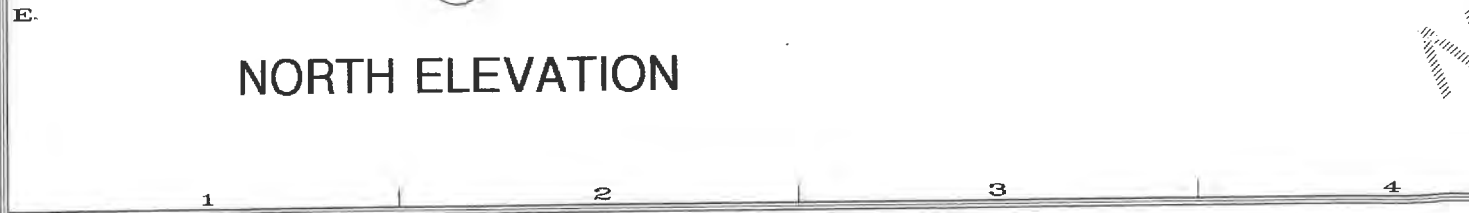
LEFT SIDE GARAGE ELEVATION



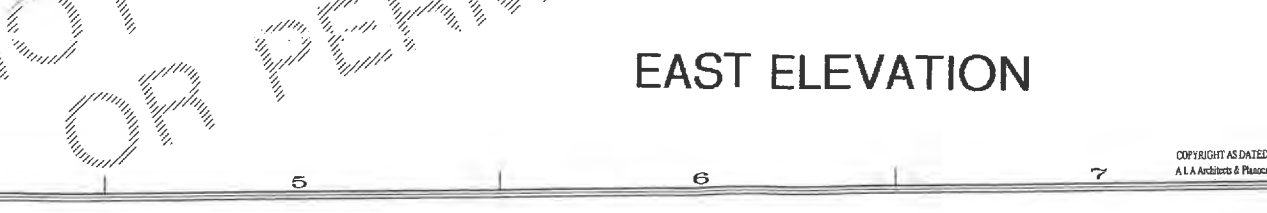
FRONT GARAGE ELEVATION (LEFT SIDE)



NORTH ELEVATION



EAST ELEVATION



NO.	DATE	DESCRIPTION
1	08-04-24	PRELIMINARY DESIGN
2	08-04-24	PRELIMINARY DESIGN
3	08-04-24	DESIGN DEVELOPMENT
4	08-14-24	ARCH. REVIEW
5	08-14-24	FINAL REVIEW
6	08-21-24	FOR PER. PERMIT
7	08-21-24	REVISION

JE VENTURES
 600 N MAYFLOWER RD
 COOK COUNTY, IL 60064
 PRELIMINARY
 SCREEN PORCH ELEVATION
 LEFT SIDE GARAGE ELEVATION
 ARCHITECTS & PLANNERS, INC.
 IL Telephone: 815-788-9200 WI Telephone: 262-234-0401
 2000 Brian Road at Rt. 175
 93 W. Main St.
 Lake Geneva, WI 53147
 Crystal Lake, IL 60014
 1700 E. Beane Ave.
 Westwood, WI 53186
 © Crystal St.
 Copy, IL 60013

Job Number: 24233
 Sheet Number: A202
 File Name: A202

THE CITY OF LAKE FOREST

ORDINANCE NO. 2025-___

AN ORDINANCE GRANTING VARIANCES FROM THE FRONT YARD, FRONT LOT OF A LOT IN DEPTH AND STEEP SLOPE SETBACKS FOR PROPERTY LOCATED AT 600 N. MAYFLOWER ROAD

WHEREAS, JE Ventures, LLC (Judy Nygard, 100%), ("**Owner**") is the owner of that certain real property commonly known as 600 N. Mayflower Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-4, Single Family Residence Zoning District; and

WHEREAS, the Owner desires to expand the garage, add a screen porch, and relocate the air conditioning units ("**Improvements**") as depicted on the site plan attached hereto as Group Exhibit B ("**Plans**"); and

WHEREAS, the Owner submitted an application ("**Application**") requesting approval of variances from Section 159.008, Lot in Depth, Section 159.015, Steep Slopes, Section 159.082, R-4 Single Family Residence District, of the City of Lake Forest Code to allow construction of the Improvements within the front yard, north side yard, steep slope setbacks; and

WHEREAS, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on January 27, 2025; and

WHEREAS, the ZBA, having fully heard and having considered the evidence and testimony by all those attending the public hearing who wished to testify made the following findings:

1. The garage addition will be located wholly within the front yard setback and will encroach no closer than 18'-6" to the front yard property line at the point of furthest encroachment. The air-conditioning unit is proposed to be located on the east side of the garage no closer than 17'-9" to the front property line. The furthest extent of the garage will be no closer than 19'-0" to the north property line. The site is well screened with limited views from the streetscape. The removal of the storage shed is an improvement to the existing streetscape views. The new garage will be prominent from the shared driveway, but the proposed landscaping will soften the appearance.

2. The screen porch will encroach no closer than 38'-6" to the front (east) property line and will encroach no further than 16'-6" into the steep slope setback at the points of furthest extent, the gutters at the edge of the deep roof eaves. The variances if granted will not alter the essential character of the subject property or surrounding neighborhood because the structures on the site will be generally well screened.
3. The conditions upon which the variances are requested are generally unique to this neighborhood and to this property and are not generally applicable to other properties in the same zoning district throughout the City. This property is the front lot of a lot in depth and is impacted by a ravine. This house as originally constructed is irregular in shape and encroaches into current setbacks which were not in place at the time the house was constructed. The existing house encroaches into the front yard setback, the lot in depth setback, and the Steep Slope setback which limits options for expanding the home in a manner in compliance with the setbacks.
4. The alleged difficulty or hardship in conforming to the required setbacks is a result of the original construction of the home prior to the adoption of the current zoning regulations. However, the need for variances is driven by the new property owners' desire to expand the footprint of the home.
5. The removal of the storage shed will improve upon the existing conditions by eliminating a structure that is immediately adjacent to the front property line and the Mayflower Road streetscape.
6. The variances and the resulting expanded garage and screen porch will not impair light or ventilation to adjacent properties, increase congestion, or endanger public safety. The south, ravine facing elevation of the additions, including large skylights, may result in off site light impacts.
7. No evidence has been submitted that the proposed additions will diminish property values in the area.

and recommended that the City Council approve the variances subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owner's Application to construct the Improvements on the Property and the findings and recommendations of the ZBA, have determined that it is in the best interests of the City and its residents to grant approval of the requested variances subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Approval of Application. Pursuant to Section 159.042 of the City Code, and subject to the limitations therein and the conditions set forth in Section Four of this Ordinance, the City Council does hereby grant approval of the Application to allow the construction of the Improvements on the Property, as more fully depicted on the Plans.

SECTION THREE: Zoning Setback Variances Granted. Based on the findings presented above, the City Council does hereby grant approval of the requested variances to allow a garage addition to be constructed no closer than 18'6" inches to the front (east) property line and no closer than 19' to the side (north) property line, air conditioning units to be located no closer than 17'9" to the front (east) property line, and a new screen porch to encroach no closer than 38'6" to the front (east) property line and encroach no more than 16'6" into the steep slope setback.

SECTION FOUR: Conditions on Approval. The approval granted pursuant to Sections Two and Three of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

- A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Compliance with Laws. Chapters, 150, regarding building and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations

of all other federal, state, and local governments and agencies having jurisdiction.

- C. Tree Preservation. The Owner will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Staging, Parking and Storage. Prior to the issuance of building permits, a plan for staging and storage of construction and demolition materials and a plan for parking construction vehicles shall be submitted and will be subject to City review and approval.
- E. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans which detail the porch as an open, rather than an enclosed, element.
- F. Fees and Costs. The Owner shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owner shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.
- G. Other conditions.
 - 1. The foundation of the screen porch shall be subject to review and approval by the City Engineer to assure compliance with applicable standards for construction within the steep slope setback.
 - 2. The screen porch must remain open, that is, not enclosed in the future with windows or walls, to avoid adding weight within the Steep Slope Setback.
 - 3. Light mitigation measures should be taken recognizing the proposed location of large skylights in addition to windows within the Steep Slope setback. The skylights and additional windows proposed on the south facing elevation will direct light toward the ravine, a natural, dark sky area and potentially to neighboring properties.

SECTION FIVE: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if the Owner has not (i) executed and (ii) thereafter filed with the City Clerk, within 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit C and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS __ DAY OF _____, 2025.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2025.

Mayor

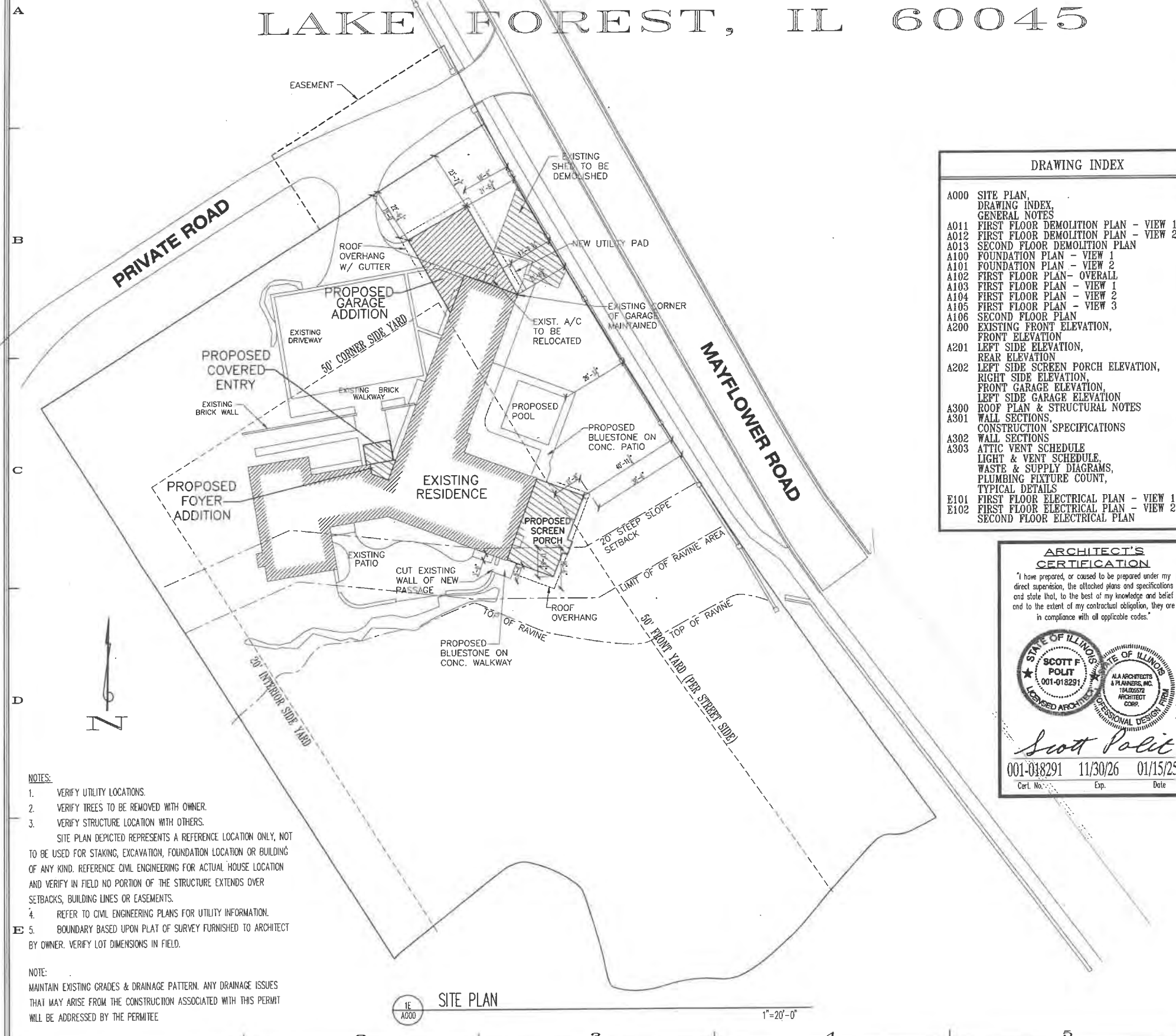
ATTEST:

City Clerk

JE VENTURE

The Plans

600 N. MAYFLOWER RD. LAKE FOREST, IL 60045



DRAWING INDEX

A000	SITE PLAN, DRAWING INDEX, GENERAL NOTES
A011	FIRST FLOOR DEMOLITION PLAN - VIEW 1
A012	FIRST FLOOR DEMOLITION PLAN - VIEW 2
A100	FOUNDATION PLAN - VIEW 1
A101	FOUNDATION PLAN - VIEW 2
A102	FIRST FLOOR PLAN - OVERALL
A103	FIRST FLOOR PLAN - VIEW 1
A104	FIRST FLOOR PLAN - VIEW 2
A105	FIRST FLOOR PLAN - VIEW 3
A106	SECOND FLOOR PLAN
A200	EXISTING FRONT ELEVATION, FRONT ELEVATION
A201	LEFT SIDE ELEVATION, REAR ELEVATION
A202	RIGHT SIDE SCREEN PORCH ELEVATION, FRONT GARAGE ELEVATION, LEFT SIDE GARAGE ELEVATION
A300	ROOF PLAN & STRUCTURAL NOTES
A301	WALL SECTIONS, CONSTRUCTION SPECIFICATIONS
A302	WALL SECTIONS
A303	ATTIC VENT SCHEDULE, LIGHT & VENT SCHEDULE, WASTE & SUPPLY DIAGRAMS, PLUMBING FIXTURE COUNT, TYPICAL DETAILS
E101	FIRST FLOOR ELECTRICAL PLAN - VIEW 1
E102	FIRST FLOOR ELECTRICAL PLAN - VIEW 2, SECOND FLOOR ELECTRICAL PLAN

ARCHITECT'S CERTIFICATION

"I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with all applicable codes."

SCOTT POLIT
001-018291
STATE OF ILLINOIS
LICENSED ARCHITECT

ALA ARCHITECTS & PLANNERS, INC.
TRAFFORD ARCHITECT
CORP.
PROFESSIONAL DESIGN FIRM

Scott Polit
001-018291 11/30/26 01/15/25
Cert. No. Exp. Date

- ### NOTES:
- VERIFY UTILITY LOCATIONS.
 - VERIFY TREES TO BE REMOVED WITH OWNER.
 - VERIFY STRUCTURE LOCATION WITH OTHERS.
- SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
- REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
 - BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.
- NOTE:
MAINTAIN EXISTING GRADES & DRAINAGE PATTERN. ANY DRAINAGE ISSUES THAT MAY ARISE FROM THE CONSTRUCTION ASSOCIATED WITH THIS PERMIT WILL BE ADDRESSED BY THE PERMITEE.

IECC - INTERNATIONAL ENERGY CONSERVATION CODE

---MAY BE PLAN REVIEWED, OFFICIALS & CONTRACTORS---

- * THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE CURRENT EDITION OF INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY THE STATE OF ILLINOIS AND EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.
- * THE ARCHITECT HAS CHOSEN TO DEMONSTRATE COMPLIANCE OF MEETING THE PROVISIONS OF THE ILLINOIS ENERGY CONSERVATION CODE COVERED BY 71 ILCS 605.000 SUBPART (D) BY SUBMITTING AS REQUIRED BY SECTION 14.01 OF THE ILLINOIS ARCHITECT/ENGINEER AS REQUIRED BY SECTION 14 OF THE ILLINOIS ARCHITECTURAL PRACTICE (225 ILCS 305).
- * RESPECTIVE METHOD FOR COMPLIANCE, AS SPECIFIED BY THE CODE, 401.2.1 & 401.2.4, COMPLIANCE IS DEMONSTRATED BY MEETING THE REQUIREMENTS OF SECTIONS 401.2 TO 401.4 & 402.2.
- * THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE ENERGY CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME. CONTRACTORS SHOULD ALSO VERIFY WHICH EDITION/YEAR ENERGY CODE SHALL BE FOLLOWED BASED ON THE JURISDICTION IN WHICH THE PROJECT IS LOCATED.

NOTE TO BIDDERS & CONTRACTORS

THESE PLANS HAVE BEEN PREPARED BASED ON THE DOCUMENTATION OF AVAILABLE CODES AND ORDINANCES WHICH ARE OPEN TO APPROVAL AND INTERPRETATION BY THE CONVENING BODY AUTHORIZED TO ISSUE A BUILDING PERMIT. THE REQUIREMENTS AND BUILDING SPECIFICATIONS ARE SUBJECT TO CHANGE BASED ON THIS APPROVAL AND MAY AFFECT THE COST OF THE PROJECT OR SUCCESSFUL COMPLETION. BIDDERS ARE RESPONSIBLE FOR NOTING THE OWNER'S OR MUNICIPAL INSTITUTION RESPONSIBLE FOR FUNDING THE PROJECT FOR APPROVAL PRIOR TO BEGINNING WORK.

THE ARCHITECTURAL DOCUMENTATION IS INTENDED TO GIVE AN OVERALL SCOPE AND DESCRIPTION OF WORK, ALONG WITH GENERAL SPECIFICATIONS FOR CONSTRUCTION AND ALL INFORMATION REQUIRED OR PERTINENT TO THE PROJECT REQUIRED FOR SUCCESSFUL PROGRESS OR COMPLETION IS INCLUDED. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO FAMILIARIZE THEMSELVES WITH ALL CODES PERTAINING TO THEIR OCCUPANCY AND BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.

PLAN & ELEVATION SYMBOLS

SS	5 SHEETS	ISIR	1 SHELF & 1 ROD	SPRINKLER HEAD
PS	CLAS HOOD	W	WATER HOOD	FROST PROOF INSE BEE
SH	SHOWER HEAD	SH	SHOWER HEAD	FLOOR DRAIN
PRE-FAB	PRECAST FLOOR	W	WATER PRECAST FLOOR	SEAR
CEILING	CEILING	W	WORK POINT	PROOF FISH
SECTION	SECTION	W	ELEVATION NUMBER	DESIGN MARKER

YIELD: VERIFY WITH OWNER

ELECTRICAL SYMBOLS:

SW	SWITCH	TR	TRIP
DO	DOOR	TR	TRIP
DO	DOOR	TR	TRIP
DO	DOOR	TR	TRIP

WALL TYPES

---	ORIGNAL, APPROVED OR CASD OPENING	---	NEW FOUNDATION WALL & FOOTING
---	BEARING WALL ABOVE	---	RECESSED FOUNDATION WALL
---	---	---	TR. SKEL. PLATE @ 20" WALL

NOTE TO CONTRACTORS

* ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.

* ALL NOTES SHOWN ARE TYPICAL AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

PLUMBING NOTES:

- * PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND PREPLACES.
- * ALL FRAMING DRILLS FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A 2 X 4 OR 2 X 6 WALL.
- * ALL WATER LINES TO A SECOND FLOOR TO HAVE 1/2" AIR CHARGES.
- * BEING GROUND WASTE - SCHEDULE 40 P.V.C. 1120 SERIES
- * BEING GROUND WASTE - SCH 40 P.V.C. OR CAST IRON
- * ABOVE GROUND WATER - TYPE L COPPER, NO LEAD SOLDER
- * BEING GROUND WATER - TYPE L COPPER
- * COLORED PRIMER AND STACK TEST REQUIRED ON ALL P.V.C. PIPING
- * TIGHT AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING
- * UNDESGRATED SANITARY SHALL BE 4" MIN.

HVAC NOTES:

- * HVAC CONTRACTOR TO VERIFY NEW & EXISTING HVAC SYSTEMS IN FIELD
- * HVAC CONTRACTOR TO VERIFY HVAC SYSTEMS ARE CAPABLE OF PROMOVING ADEQUATE AIR FLOW TO NEW ADDITION, UPGRADE, REPLACE, AND TO DO MORE AS NEEDED
- * FOR ANY PROPOSED ATRC. FURNACES, PROVIDE A SMOKE/CO DETECTOR, PROVIDE FLOOR DRAIN WITH PAN & AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL & NATIONAL BUILDING CODES.
- * DUCT JOINTS AND SEALS SHALL BE MADE SUBSTANTIALLY AIR TIGHT.
- * DUCTS SHALL BE SUPPORTED AT 12'-0" INTERVALS MIN.
- * PROVIDE MIN. 30" DEEP X 30" WIDE X 2" HIGH CLEAR WORK AREA IN FRONT OF FURNACE SERVICE PANEL.

FINISHES:

- * ALL INTERIOR AND EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO MILLWORK, DOORS, WINDOWS, STAIRS, HALLWAYS, ETC. ARE TO MATCH EXISTING UNLESS OTHERWISE NOTED.

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING:

- 2018 INTERNATIONAL RESIDENTIAL CODE (FOR ONE/TWO FAMILY DWELLING) W/ AMENDMENTS
- 2018 NATIONAL ELECCTIC CODE W/ AMENDMENTS
- CURRENT ILLINOIS STATE PLUMBING CODE W/ AMENDMENTS
- 2018 INTERNATIONAL PREVENTION CODE W/ AMENDMENTS
- 2018 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
- 2018 INTERNATIONAL FIRE CODE W/ AMENDMENTS
- CURRENT ENERGY CONSERVATION CODE W/ AMENDMENTS
- MUNICIPALITY OF LAKE FOREST AMENDMENTS

DESIGN LOADING VALUES:

ROOF	30 PSF LIVE LOAD (SNOW)	WALLS	20 PSF WIND FOR 0-20 FT. HEIGHT
CEILING	20 PSF LIVE LOAD	---	25 PSF WIND FOR 21-25 FT. HEIGHT
FLOOR	60 PSF LIVE FOR EXTERIOR BALCONY	---	30 PSF WIND FOR 30 FT. AND ABOVE
---	40 PSF LIVE FOR FLOORS, DECKS, STAIRS	---	3000 PSF ASSUMED MINIMUM

OWNER/CONTRACTOR RESPONSIBLE TO VERIFY

CONCRETE/MASONRY NOTES:

- * SET FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS.
- * FOUNDATION REPAIRING TO BE GRADE OR LIP. CONTIGUOUS BASES 3" DIAMETERS.
- * ALL FOUNDATION WALLS WITH FINISH MASONRY SHALL BE A MINIMUM OF 16" THICK.
- * ALL EXTERIOR WALKOUT OR ENGLISH BASEMENT FLOOR WALLS 6" (26" W/ 1/2" SHEATHING)
- * STRENGTH OF CONCRETE AT VERTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3000 PSI FOR CONCRETE FLAT WORK AND EXTERIOR CONCRETE.
- * ALL PROPOSED STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3000 PSI AND BETWEEN 6" & 7 1/2" AIR ENTRIES.
- * FOUNDATION HEIGHT TO BE AT SUCH A LEVEL SO NEW TOP OF FINISHED FLOOR MATCHES EXISTING TOP OF FINISHED FLOOR UNLESS OTHERWISE NOTED.
- * PROVIDE SAW CUTS IN EXISTING FOUNDATION TO PROVIDE FOR ADEQUATE ACCESS OTHER TO NEW CONCR. SPACE ON BASEMENT, PER PLANS AND LOCAL CODES.
- * PROVIDE SAW CUTS IN EXISTING FOUNDATION FOR HVAC ACCESS TO NEW ADDITION AS NOTED. CONTRACTOR IS RESPONSIBLE TO PROVIDE VERIFICATION OF EXISTING STRENGTH AND DEPTH OF EXISTING FOUNDATION AND FOOTING.
- * MASONRY MORTAR TO BE TYPE N.

WINDOW NOTES:

- * VERIFY ALL NEW WINDOW SIZES IN FIELD PRIOR TO PURCHASE.
- * NEW WINDOWS TO MATCH EXISTING WINDOW TYPE & STYLE UNLESS OTHERWISE NOTED.
- * TOP OF WINDOWS IN REMODELED AREAS OF ADDITIONS TO MATCH EXISTING.
- * FOR BASEMENTS, TOP OF WINDOWS 6" ABOVE FINISH FLOOR SLAB UNLESS OTHERWISE NOTED.
- * FOR 4'-0" PLATES, TOP OF WINDOWS 6" ABOVE SUB-FLOOR UNLESS OTHERWISE NOTED.
- * FOR 8'-0" PLATES, TOP OF WINDOWS 6" ABOVE SUB-FLOOR UNLESS OTHERWISE NOTED.
- * ALL WINDOWS ARE DESIGNATED IN BIDDING OPENING, SHOWN IN FEET AND INCHES. EXAMPLE: 2058 = 2'-0" X 5'-8" TO BE MET WITHIN 1" OF EXISTING.
- * PROVIDE (2) 2 X 12 HEADERS ABOVE ALL NEW WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED.
- * VERIFY ALL EXISTING HEADERS WHICH BEARING WILL BE INCREASED AS A RESULT OF THE WINDOWING TO BE MIN. (2) 2 X 12 UNLESS OTHERWISE NOTED.
- * PROVIDE TYPICAL WINDOW CLASING IN ALL NEW WINDOWS WITHIN 24" OF ANY DOOR, WITHIN 18" OF FLOOR, IN TUB & SHOWER ENCLOSURES, & IN STAR WALLS.
- * PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2085 OR F2086 WHEN NEW WINDOW SIZES ARE LESS THAN 24" ABOVE FINISHED FLOOR.
- * ALL NEW WINDOW SIZES SHALL HAVE A MINIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS (U) < 0.35
GLAZING (U) < 0.35
- * WINDOW & DOOR THICKNESS: FIXED WINDOW = (1), GLASS WINDOW = (2), TEMPERED GLASS = (3)

STRUCTURAL NOTES:

- * PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS & POINT LOADS.
- * ALL INTERIOR PARTITIONS 3/8" (2 X 4 STUD) UNLESS OTHERWISE NOTED.
- * ALL EXTERIOR WALLS 4x6 (2 X 4 STUD W/ 1" SHEATHING).
- * ALL EXTERIOR FRAME WALLS W/ MASONRY VENEER = 3/8" (2 X 4 STUD W/ 1" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER).
- * ALL EXTERIOR WALLS 6" (2 X 6 STUDS W/ 1/2" SHEATHING).
- * ALL EXTERIOR FRAME WALLS W/ MASONRY VENEER = 1" (2 X 6 STUDS W/ 1/2" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER).
- * ALL EXTERIOR WINDOWS ARE SHIPPED TO EXTERIOR OF WALL SHEATHING OR FULL MASONRY VENEER & ALSO COME WITH EXTERIOR OF FOUNDATION EDGE (DOWNSIES ARE NEVER SHIPPED TO THIRD-CITY MASONRY VENDORS. THEY ARE DEFINED AS A TYPE OF EXTERIOR FINISH/ADDITIONAL STEEL TO BE A-36 & STRUCTURAL STEEL BOLTS TO BE A-325).
- * PROVIDE (2) 2 X 4x6 ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 4'-0" WIDE W/ MASONRY VENEER ABOVE.
- * PROVIDE (2) 2 X 4x6 ST. ANGLE L.L.V. ABOVE OPENINGS FROM 4'-0" TO 16'-0" WIDE W/ MASONRY VENEER ABOVE.
- * PROVIDE (2) 2 X 4x6 ST. ANGLE L.L.V. ABOVE 16'-0" TO 18'-0" WIDE OVERHEAD DOORS W/ MORE THAN 2" OF MASONRY VENEER ABOVE.
- * STEEL FABRICATOR SHALL PROVIDE ALL NECESSARY CONNECTORS AND BOLTS FOR A COMPLETE INSTALLATION.
- * STEEL FLUSH PLANE BEAMS TO BE CONNECTED WITH 3/4" BOLTS @ 20" O.C. AND (2) @ EACH END.
- * ALL STEEL BEAMS, LINTELS & COLUMN PLATES SHALL BE SHOP PRIMED.
- * WALLS SHALL BE BRACKET AT EACH END AND 2" O.C. MAX.
- * ALL JOISTS, STUDS & RAFTERS TO BE SPS #1/2 (CANADIAN) UNLESS OTHERWISE NOTED.
- * ALL HEADERS TO BE (2) 2 X 12 SPS #1/2 (CANADIAN) UNLESS OTHERWISE NOTED.
- * THE DIAMETER OF HOLES BORED INTO DIMENSIONED FRAMING MEMBERS SHALL NOT EXCEED 1/4 THE DEPTH OF THE MEMBER AND SHALL NOT BE CLOSER THAN 10" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE.
- * THE DIAMETER OF HOLES BORED INTO PRE-DIMENSIONED FRAMING MEMBERS SHALL FOLLOW MFG. APPROVED SPECIFICATIONS.
- * PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOISTIE AT THE TIME OF INSPECTIONS.
- * PRE-ENGINEERED FLOOR JOIST TO BE BY "TRUSJOIST" MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
- * PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO FRAMING.
- * (1) (2) 2X STUDS IN INTERIOR PARTITIONS W/ DOOR SET BELOW UNLESS OTHERWISE NOTED.
- * (2) 2X STUDS IN EXTERIOR WALLS UNLESS OTHERWISE NOTED.
- * (3) 2X STUDS IN EXTERIOR WALLS UNLESS OTHERWISE NOTED.
- * (4) 2X STUDS IN EXTERIOR WALLS UNLESS OTHERWISE NOTED.
- * ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE 2X6 05" O.C. SIBRO WALLS.
- * ADD 2 X HORIZONTAL BLOODING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 10'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOODING AND TO STUDS.
- * HALF WALLS TO BE MIN. 1/2" TALL UNLESS OTHERWISE NOTED.
- * FLOORING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
- CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING STAGGERED OR PARALLEL JOISTS OF STUDS, NEAT AT CEILING AND FLOOR LEVELS AND NEAT AT 10'-0" INTERVALS.
- ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS CORNERS, DROPPED CEILINGS AND CONE CORNERS.
- CONCEALED SPACES BETWEEN STUD WALLS AT TOP AND BOTTOM OF THE BEAM AND FLOOR LEVEL WITH HORIZONTAL MATERIALS.

ELECTRICAL NOTES:

- * WHEN REMODELING OR ADDING A KITCHEN, LAUNDRY ROOM OR GARAGE, THE FOLLOWING NOTES APPLY:
- ALL OUTLETS ABOVE KITCHEN COUNTERTOP TO BE GFI & MAXIMUM 48" O.C.
- ALL OUTLETS IN GARAGE TO BE GFI.
- ALL OUTLETS WITHIN 72" OF ANY SINK OR WATER FEATURE TO BE GFI.
- * ALL EXISTING ELECTRICAL COMPONENTS WHICH ARE EFFECTED BY THE REMODELING OR ADDITION ARE TO BE ADJUSTED, UPGRADED, MOVED OR MODIFIED AS NEEDED TO CONFORM TO CURRENT LOCAL AND NATIONAL ELECTRICAL CODES.
- * WHEN MODIFYING AN EXISTING RESIDENCE (ALTERATIONS, REPAIRS OR MODIFICATIONS) THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE & CARBON MONOXIDE DETECTORS PER LOCAL CODE & LOCATED AS REQUIRED FOR A NEW DWELLING:
- (1) CARBON MONOXIDE DETECTOR @ EACH FLOOR LEVEL.
- (2) SMOKE DETECTOR IN EACH BEDROOM.
- (3) CARBON MONOXIDE DETECTOR WITHIN 15'-0" OF EACH BEDROOM DOOR/ENTRANCE.
- * ALL TYPICAL ROOM OUTLETS TO BE SPACED MAX. 12'-0" APART, UNLESS OTHERWISE NOTED.
- * VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY VARIABLE ROOM TO BE MORE THAN 4'-0" FROM AN OUTLET.
- * ALL ELECTRICAL CONNECTIONS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING.
- * ALL OUTLETS SHALL BE ARC FAULT PROTECTED.
- * ALL 15 & 20 AMP OUTLETS SHALL BE LAUNDER RESISTANT.
- * ALL CEILING VENTILATION ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN.
- * CONCEALED NONCONDUCTANT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHELF AND SURFACE MOUNTED NONCONDUCTANT FIXTURES IN WALL-IN CLOSETS SHALL BE AT LEAST 12" IN FRONT OF TOP SHELF AND SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED NONCONDUCTANT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN.
- * PROVIDE SEPARATE 20 AMP CIRCUITS FOR INTERIOR REFRIGERATORS, WOODWORKS, CHAIRSEAT, DESKTOPS & DISHWASHERS.
- * PROVIDE SEPARATE LOCAL DISCONNECTS FOR INTERIOR CHAIRSEAT & DISHWASHER.
- * PROVIDE MIN. 30" DEEP X 30" WIDE X 2" HIGH CLEAR WORK AREA IN FRONT OF ELECTRICAL PANEL.
- * PROVIDE 2ND AMP ELECTRICAL SERVICE FOR BUILDINGS UP TO 4000 SQ. FT.
- * PROVIDE 400 AMP ELECTRICAL SERVICE FOR BUILDINGS OVER 4000 SQ. FT.

Architects & Planners, Inc.

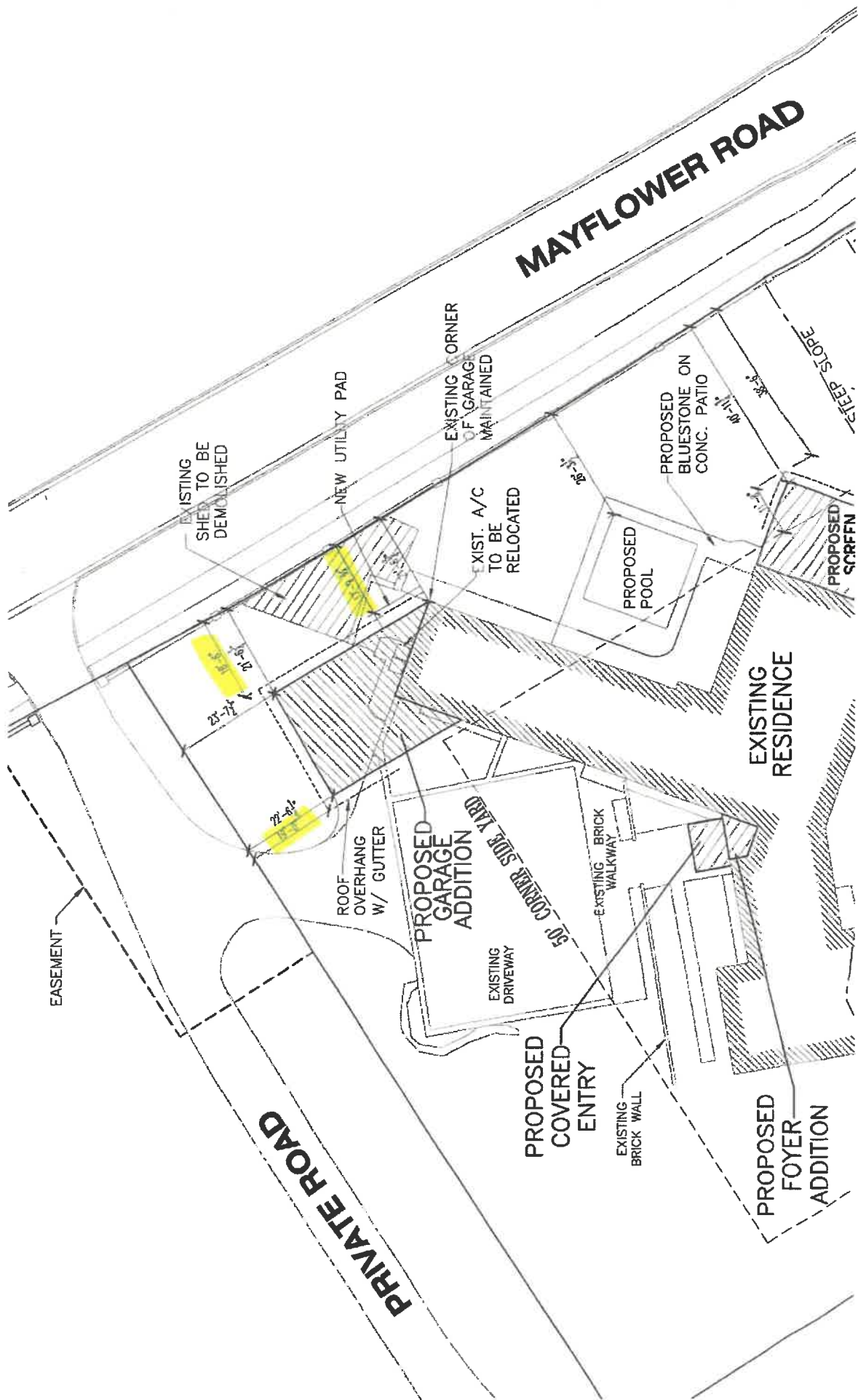
111 Telephone: 815.788.9200 • W/ Telephone: 262.292.9071
59 W. Meigs St.
Lake Geneva, WI 53147
2600 Bohan Road, Rt. 175
Crystal Lake, IL 60014
1700 E. Route Ave.
Waukegan, WI 53186
City, IL 60013

Architects & Planners, Inc.

Job Number: 24235
Sheet Number: A000
P/S Name: SITE PLAN

Job Number: 24235
Sheet Number: A000

ENLARGED SITE PLAN - GARAGE



THE CITY OF LAKE FOREST

ORDINANCE NO. 2025-_____

**AN ORDINANCE AMENDING THE LAKE FOREST CITY CODE
REGARDING CORKAGE FEES**

Adopted by the City Council
of the City of Lake Forest
this ____ day of _____ 2025

Published in pamphlet form by direction
and authority of The City of Lake Forest
Lake County, Illinois
this ____ day of _____ 2025

THE CITY OF LAKE FOREST

ORDINANCE NO. 2025 - _____

AN ORDINANCE AMENDING THE LAKE FOREST CITY CODE
REGARDING CORKAGE FEES

WHEREAS, the City of Lake Forest is a home rule, special charter municipal corporation;
and

WHEREAS, the City has adopted certain alcoholic beverage regulations designed to protect the health, safety and welfare, which regulations are codified in Chapter 111 of the City Code of Lake Forest, 2013 ("**Liquor Code**"); and

WHEREAS, the City desires to amend its Liquor Code to modify provisions relating to corkage fees for Class I-1 and Class I-2 liquor licenses, as set forth in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of The City of Lake Forest, County of Lake, and State of Illinois, as follows:

SECTION ONE: Recitals. The foregoing recitals are incorporated as the findings of the City Council and are hereby incorporated into and made a part of this Ordinance.

SECTION TWO: Amendment to Section 111.036. Paragraphs (21) and (22) of Subsection (A), entitled "General," of Section 111.036 of the City Code, entitled "Local Liquor Licenses and Fees," are amended as follows (deletions shown in ~~strikethrough text~~):

"* * *

(21) Class I-1 licenses, which shall authorize any A-4, B-1, C-1, C-2, C-3, D-1, E-1 or F-1 licensee to permit bring-your-own-beverages to be consumed on the licensed premises of the type permitted by the licensee's license and ~~to~~ **shall** impose a corkage fee relating to each container of bring-your-own-beverage of ~~not to exceed~~ **not less than** \$10 per bring-your-own-beverage container.

(22) Class I-2 licenses, which shall authorize the service and consumption of bring-your-own-beverages on the licensed premises and shall impose a corkage fee relating to each container of bring-your-own-beverage ~~not to exceed~~ **of not less than** \$10 per bring-your-own-beverage container. I-2 licenses shall only authorize the service and consumption of beer and wine. Additionally, the service and consumption of bring-your-own-beverages for purposes of a Class I-2 license shall be deemed the sale of alcoholic liquor for purposes of § [111.043](#), and I-2 licenses shall only be available to those licensees who are otherwise compliant with the law.

* * *

SECTION THREE: Effective Date. This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form in the manner provided by law.

Passed this ____ day of _____, 2025.

AYES:

NAYS:

ABSENT:

ABSTAIN:

Approved this __ day of _____, 2025.

Mayor

ATTEST:

City Clerk